SECOR

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April 4, 2006
PN14BP.00177.10.0222

City of Los Angeles Fire Department
Environmental Unit - Underground Storage Tanks
200 North Main Street, Room 1700
Los Angeles, California 90012, California

Re: Underground Storage Tank Removal and Closure Report
Request for No Further Action
Former ARCO Facility 00177
4371 Crenshaw Boulevard
Los Angeles, California

To Whom It May Concern:

On behalf of Atlantic Richfield Company (Atlantic Richfield), SECOR International Incorporated (SECOR) presents this Underground Storage Tank Removal and Closure Report for Former ARCO Facility 00177 located at 4371 Crenshaw Boulevard in Los Angeles, California (site, Figure 1). The site was sold to a third party and during re-development activities, an unidentified and undocumented 150-gallon underground storage tank (UST) was discovered at the site. Per Atlantic Richfield's request to remove the UST, SECOR conducted and coordinated field activities including Rule 1166 air monitoring, excavation and removal of the UST, soil sampling and analysis, remedial over-excavation, backfill and compaction, findings, and recommendations.

SITE DESCRIPTION

ARCO Facility 00177 is a former gasoline service station located on the western corner of the intersection of Crenshaw Boulevard and Vernon Avenue in, Los Angeles, California, (Figures 1 and 2). Properties adjacent to the site are primarily commercial and residential in nature. The site is currently under re-development.

SITE BACKGROUND

Site assessment, monitoring, and remedial activity was conducted at the site between 1990 and 2004. Brief summaries of these activities are provided.

In March 1990, ENSR Consulting and Engineering (ENSR) performed a leak detection investigation in the vicinity of the three USTs. Three vadose monitoring wells (VW-2 through VW-4) were installed to a depth of 30 feet below ground surface (bgs) and one soil vapor extraction (SVE) well (VW-1) was installed at a depth of 40 feet bgs. Only one soil sample (VW4-20) had detectable concentrations of total volatile hydrocarbons (TVH) at 12.5 milligram per kilogram (mg/kg). Benzene was not reported at or above the laboratory method detection limits (LMDLs) in any of the soil samples analyzed (ENSR, 1990).

On November 1, 1991, EA Engineering, Science, and Technology (EA), performed a soil vapor containment assessment at 13 locations in the vicinities of the USTs and dispenser product piping. The maximum reported concentration of TVH was 353 parts per million (ppm), detected at five feet bgs, near the product piping between the dispenser islands (EA, 1991).

On June 18, 1992, EA performed a second leak detection investigation in the vicinity of the three USTs by drilling three soil borings to depths of 25 feet bgs. Three hand auger borings were attempted in the vicinity of the USTs. However, pea gravel encountered at these locations forced the abandonment of these borings. TVH and benzene were not reported at or above LMDLs in any of the soil samples analyzed from borings in the vicinity of the USTs. Six soil borings were advanced with a hand auger to a depth of five feet bgs in the vicinity of the product piping trench. Analytical results reported a maximum of 1,700 mg/kg TVH and 1.4 mg/kg benzene (EA, 1992).

On December 8, 1992, W.W. Irwin, Incorporated (Irwin) drilled one boring to a depth of 23 feet bgs in the vicinity of the proposed new UST location on the southeastern corner of the site. Analytical results reported gasoline range total petroleum hydrocarbons (TPHg) of 17,000 mg/kg were detected in soil sample collected at 21.5 feet bgs. Benzene was not detected at or above LMDLs (Irwin, 1992).

On December 9, 1992, Irwin supervised the abandonment of three vadose monitoring wells (VW-2, VW-3, and VW-4), and one vapor extraction well (VW-1), in preparation for the removal of the three existing USTs (Irwin, 1992).

On December 23, 1992, Irwin supervised the removal of three 12,000-gallon single walled fiberglass USTs. Four 10,000 gallon double walled USTs were installed in the southeast portion of the site. Twelve soil samples were collected from beneath the former USTs and product dispensers. Maximum concentrations of 330 mg/kg TPHg and 0.74 mg/kg benzene were detected (Irwin, 1993).

Between August 17 and 18, 1993, Irwin supervised the drilling of four borings, and subsequent installation of two vadose wells (VW-5 and VW-6). The objective was to assess the vertical and lateral extent of hydrocarbon impact in soil. Additionally, the vadose wells were installed for

future remedial activities. The maximum concentration of 1,296 mg/kg TPHg was reported in well VW-5 at 20 feet bgs. The maximum concentrations of 1.587 mg/kg benzene was reported in soil sample VW-5 at 25 feet bgs (Irwin, 1993).

Between March 6 and 15, 2001, SECOR supervised the removal of eight product dispensers, and associated product piping from the site during station upgrade activities. Analytical results for soil samples collected by SECOR from beneath the product dispenser's reported maximum concentrations of 1,300 mg/kg TPHg, 9.3 mg/kg benzene, 270 mg/kg methyl tertiary butyl ether (MTBE), and 14 mg/kg tertiary butyl alcohol (TBA). The product lines were subsequently replaced with new double-walled fiberglass product lines, the dispensers were replaced with new dispensers and spill containment, and the USTs were upgraded with new sumps, turbines, and fill ports (SECOR, 2001).

On December 26 and 27, 2002, SECOR supervised the drilling of four onsite soil borings at a 30-degree angle. Soil Vapor Extraction (SVE) well SVE-1 was installed onsite and west of the southern dispenser island at an angle of 30 degrees underneath the dispenser island and SVE well SVE-2 was installed north of the eastern dispenser island at an angle of 30 degrees underneath the dispenser island (SECOR, 2002).

From January 13 to February 26, 2003, ARCO Facility 00177 underwent decommissioning activities. Dispensers, and associated product piping, and four USTs were excavated and removed from the site. A total of six soil samples were collected from beneath the locations of the former product dispensers and product lines and eight soil samples were collected from beneath the locations of the former USTs. Analytical results for the six soil samples collected from beneath the product dispenser and product lines excavations reported TPHg concentrations above LMDLs in one of the six soil samples analyzed. Benzene and oxygenate concentrations were not detected at or above LMDLs in all six of the soil samples analyzed. Analytical results for the eight soil samples collected from beneath the UST excavation reported TPHg concentrations above LMDLs in two of the eight soil samples analyzed. MTBE concentrations were reported above LMDLs in four of the eight soil samples analyzed. TBA concentrations were detected in five of the eight soil samples analyzed. Benzene concentrations were reported as non-detectable at LMDLs in all eight of the soil samples analyzed (SECOR, 2003).

On September 9, 2004, the Los Angeles Regional Water Quality Control Board (LARWQCB) issued correspondence that no further action was required in relation to the UST release.

In November 2005, the site was under re-development when the undocumented 150-gallon UST was discovered. The following report documents UST removal activities that were conducted per Atlantic Richfield's request.

GEOLOGIC AND HYDROGEOLOGIC SETTING

Regional Geology and Hydrogeology

The site is located within the Coastal Plain of Los Angeles County. The subject property is underlain by alluvium and associated deposits of recent or Pleistocene age, consisting of approximately 180 feet of Recent and Late Pleistocene age stream channel and floodplain deposits. Near surface sediments beneath the site consist of recent alluvial deposits of sand silt, clay and gravel. The Recent alluvial deposits are underlain by the Pleistocene Lakewood Formation, which is comprised of marine and terrigenous sand, silt, gravel, and clay with localized shale pebbles.

The site is located in the West Coast Ground Water Basin. Localized semi-perched or perched ground water typically occurs within 50 feet of ground surface in the Recent sediments. The uppermost principle water bearing zone is the Gage Aquifer, which is located within the Lakewood Formation. In the vicinity of the site, the Gage Aquifer is approximately 25 feet thick, the top of which is located at approximately 150 feet bgs. The surface elevation rises west of the subject property towards Mount Vernon situated within a half mile west of the location (CDWR, 1961). Topography in the vicinity of the site slopes gently to the east-northeast (USGS, 1981).

RULE 1166 AIR MONITORING

On November 16, 2005, SECOR notified the South Coast Air Quality Management District (SCAQMD) of the UST excavation activities and Reference Number 118586 was obtained. On November 17 & 18, 2005, SECOR, Contractor License Number 654498, conducted excavation and removal of the 150-gallon UST at the site in accordance with conditions of the SCAQMD Rule 1166 Contaminated Soil Mitigation Plan Number 450193, SECOR's I.D. 104203 (Appendix A). During soil excavation and handling, SECOR personnel monitored volatile organic compounds (VOC) concentrations using a Mini-Rae 2000 Photoionization detector (PID) calibrated to 100 parts per million (ppm) hexane. VOC concentrations were monitored approximately three-inches above the excavated soil in 15-minute intervals. During UST excavation activities, no PID readings above 50 ppm were detected.

Approximately 24 cubic yards (yd^3) of soil was excavated during the removal of the 150-gallon UST. Recorded VOCs in soil excavated from around the UST fill port detected concentrations of 42.1 ppm and 49.3 ppm and was temporarily stockpiled onsite. The remaining soil excavated from above the UST had VOC concentrations ranging from 0.0 ppm to 1.9 ppm and was separately stockpiled. Over-excavated soil from beneath the UST had VOC concentrations ranging from 26.2 ppm to 49.1 ppm and was placed in Department of Transportation (DOT)-approved 55-gallon drums and temporarily stored on site.

UST REMOVAL ACTIVITIES

SECOR was contracted by Atlantic Richfield to obtain all required permit, make all necessary notifications, and to clean, remove, and transport one 150-gallon UST from the site. The following table summarizes information on the removal of the UST.

ACTIVITY	CONTRACTOR	ADDRESS	DOCUMENT LOCATION
Industrial Hygienist	Microanalytical Services Inc., Nancy Carraway, CIH	P.O. Box 60070 Pasadena, CA 91116	Appendix C
UST Rinseate Waste Manifest	Facility: DeMenno/Kerdoon	2000 North Alameda Street Compton, CA 90222	Appendix D
UST Disposal	Ecology Auto Parts	13780 E. Imperial Hwy Santa Fe Springs, CA 90670	Appendix E

On November 18, 2005, the UST was removed from the site by Belshire Environmental, Incorporated. The UST, which had visible holes, was filled with concrete and what appeared to be waste-oil or sludgy material. The following table summarizes pertinent information relating to the UST removal.

Number of Tanks	Removal Date	UL. No.	Tank Material	Capacity (gallons)	Age	Contents	Tank Condition
1	11/18/05	Unknown	Steel	~ 150	Unknown	Sludge, Concrete	Visible holes concrete-filled

SOIL SAMPLING

On November 18, 2005, qualified SECOR personnel collected soil samples from beneath the UST and from soil stockpiles generated during UST excavation. Soil sample W01-7.5 was collected directly beneath the UST at a depth of approximately 7.5 bgs. Stockpile soil sample SP-1 was collected from stockpiles generated while excavating soils above the UST. Soil sample locations are depicted in Figure 2.

REMEDIAL EXCAVATION

After UST removal, it appeared that some of the soils below the UST were visibly darker. SECOR conducted remedial over-excavation of the potentially impacted soils and expanded the area of the excavation approximately three feet in each direction. All the soils excavated below the UST were stored in DOT-approved 55-gallon drums. SECOR removed approximately one yd^3 (four 55-gallon drums) of visibly impacted soil. After removing visibly darker soil from the vicinity of the former UST, SECOR collected confirmation soil samples. Soil sample W02-10 was collected at a depth of ten feet bgs, approximately three feet below the former UST and stockpile soil sample SP-2 was collected from the soil stockpile generated while excavating soils below the former UST (Figure 2). On December 15, 2005, Belshire Environmental, Incorporated transported the drums to TPS Technologies of Adelanto, California for recycling. Non-hazardous soils manifest is included as Appendix B.

SOIL ANALYTICAL DATA

All soil samples collected were analyzed for the presence of (C_4 to C_{12}) gasoline range organics (GRO); total recoverable petroleum hydrocarbons (TRPH); benzene, toluene, ethyl benzene, and xylenes (collectively BTEX), MTBE, and additional fuel oxygenates including; tert-Amyl Methyl Ether (TAME), Di-isopropyl Ether (DIPE), Ethyl tert-Butyl Ether (ETBE), TBA (collectively referred to as standard fuel oxygenates) and ethanol. Laboratory analysis for GRO was performed in accordance to Environmental Protection Agency (EPA) Method 8015 (modified). Laboratory analysis for BTEX, standard fuel oxygenates and ethanol were performed in accordance to EPA Method 8260B. Laboratory analysis for TRPH was performed by EPA 418.1.

SOIL SAMPLE ANALYTICAL RESULTS

A total of four soil samples (WO1-7.5, WO2-10, SP-1 and SP-2) were collected following UST removal activities. Detectable concentrations of 2.8 J (J indicates estimated value) TRPH (WO1-7.5) and 17,000 mg/kg TRPH (SP-2) were reported. Detectable concentrations of 0.07J mg/kg GRO (WO-17.5) and 190 mg/kg GRO (SP-2) were reported in soil samples analyzed. Benzene was detected at a concentration of 0.14 mg/kg (SP-2). No MTBE or fuel oxygenates were detected in any of the soil samples analyzed.

Analytical results did not indicate the presence of any petroleum hydrocarbon constituents in confirmation soil sample W01-10 and stockpile soil sample SP-1 at or above the LMDL. Soil analytical data is presented in Table 1. Certified analytical reports and chain-of-custody documentation are provided in Appendix F.

Due to the hydrocarbon impact detected in soil sample WO1-7.5, collected from beneath the former UST and the impact detected in soil excavated from beneath the former UST, Atlantic Richfield submitted an unauthorized release report (URR) to the Los Angeles City Fire Department (LAFD) January 5, 2006. A copy of the URR is included as Appendix G.

SUMMARY OF BACKFILL COMPACTION

After UST removal activities, SECOR backfilled the UST excavation with non-impacted soil from stockpile SP-1 and existing native soil. Soil compaction activities were conducted during backfilling of the UST cavity under the direction of Geotechnologies, Incorporated. Backfill and compaction field data is provided in Appendix H.

SUMMARY OF FINDINGS

- Excavation and removal of an undocumented 150-gallon UST, and soil sampling activities were conducted on November 17 and 18, 2005.
- Analytical results for the soil sample collected directly beneath the UST detected minor petroleum hydrocarbon concentrations above the LMDL.
- Approximately one yd^3 (four-55-gallon drums, one-ton) of impacted soil was removed during over-excavation activities and transported by Belshire Environmental Incorporated to TPS Technologies Soil Recycling, an Atlantic Richfield approved, California State Certified disposal facility, in Adelanto, California, for recycling.
- Following remedial excavation of approximately one ton of soil, analytical results for confirmation soil samples did not indicate the presence of any petroleum hydrocarbon constituents at or above the LMDL.

CONCLUSIONS AND RECOMMENDATIONS

Excavation and removal of an undocumented UST was conducted on November 17 and 18, 2005. Proper handling and disposal of the UST was conducted and documented. Soil samples were collected and analyzed from stockpiled soil excavated from above the UST (SP-1) and from soil at the base of the former UST (WO1-7.5). Remedial over-excavation was conducted, removing approximately one ton of soil from beneath and lateral to the former UST. Confirmation soil sample WO2-10, collected from approximately three feet beneath the former UST (10 feet bgs), detected no hydrocarbon impact to soil beneath the former UST.

Based on the well documented history of remedial activity conducted at the site and the analytical results of soil samples collected after remedial over-excavation, SECOR recommends no further action for the site and for site re-development activities to continue as planned.

LIMITATIONS

All work was performed under the supervision of a Professional Geologist as defined in the Registered Geologist Act of the California Code of Regulations. The conclusions and recommendation contained in this report are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations:

This report has been prepared for the exclusive use of Atlantic Richfield and its representatives as it pertains to the property located at 4371 Crenshaw Boulevard, Los Angeles, California. Evaluations of the geologic conditions at the site for the purpose of this investigation may be inherently limited due to the number of observation points. There are no representations, warranties, or guarantees that the points utilized for sampling are representative of the entire site. Data reported may reflect the conditions at specific locations at a specific point in time. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the site, analysis of the data, and re-evaluation of the findings, observations, and conclusions in the report.

The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of the work and are based in part on information supplied by the client. The scope of the work was defined by the request of the client, the time and budgetary constraints imposed by the client, and availability of access to the site. The conclusions presented in this report are professional opinion based on data described on this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such.

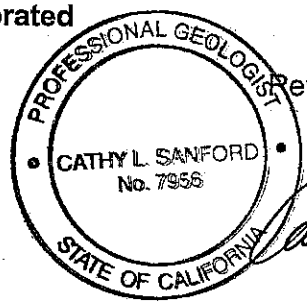
This report presents professional opinions and finding of a scientific and technical nature. While attempts were made to relate the data and finding to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirement of, nor compliance with, environmental laws, rules, regulations, or policies of federal, state, or local government agencies. Any use of this report constitutes acceptance of the limits of SECOR's liability. SECOR's liability extends only to its client and not to any other parties who may obtain this report. Issued raised by the report should be reviewed by appropriate legal counsel. No other interpretations, warranties, guarantees, expressed or implied, are included or intended in the contents of this report.

Because of the limitation stated above, the findings, observations, and conclusions expressed by SECOR in this report are not, nor should not be, considered an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state, or local law or regulations. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported of findings, observations, and conclusions that are based solely upon site conditions in existence at the time of the investigation.

If you have any questions regarding the contents of this report, please call Ms. Cathy Sanford at (714) 230-0334.

Sincerely,
SECOR International Incorporated

Prepared by:



Reviewed and Approved by

Gabriel Touma
Project Scientist

Cathy L. Sanford, PG 7956
Project Manager

Attachments: Figure 1 – Site Location Map
Figure 2 – Site Map

Table 1 – Soil Analytical Data

Appendix A – SCAQMD Rule 1166 Notification Form and Mitigation Plan
Appendix B – Non Hazardous Waste Manifest
Appendix C – Hazardous Waste Tank Closure Certification
Appendix D – UST Rinseate Waste Manifest
Appendix E – UST Certificate of Destruction
Appendix F – Certified Analytical Report and Chain-of-Custody Documentation
Appendix G – Unauthorized Release Report
Appendix H – Backfill and Compaction Field Data

cc Ray Vose, Atlantic Richfield Company
Daniel P. Dowdy, The Source Group Incorporated
Aaron Swerdlow, Festival Development Partners, LLC

REFERENCES

California Department of Water Resources, Bulletin #104, June 1961, Reprinted May 1990, *Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*, Appendix A: Ground Water Geology.

EA Engineering, Science, and Technology, Incorporated, November 1991, *Soil Vapor Contaminant Assessment,* ARCO Facility 0177, 4371 Crenshaw Boulevard, Los Angeles, California.

EA Engineering, Science, and Technology, Incorporated, July 22, 1992, *Leak Detection Investigation II,* ARCO Facility 0177, 4371 Crenshaw Boulevard, Los Angeles, California.

ENSR Consulting and Engineering, April 1990, *Leak Detention Investigation,* ARCO Facility # 0177, 4371 Crenshaw Boulevard, Los Angeles, California

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SECOR International Incorporated, October 8, 2001, *Water Production Well Review,* ARCO Facility 0177, 4371 Crenshaw Boulevard, Los Angeles, California.

SECOR International Incorporated, March 26, 2002, *Site Characterization Report,* Former ARCO Facility 0177, 4371 Crenshaw Boulevard, Los Angeles, California.

SECOR International Incorporated, March 26, 2003, *Site Demolition and Underground Storage Tank Removal Report,* Former ARCO Facility 0177, 4371 Crenshaw Boulevard, Los Angeles, California.

USGS Topographic Map-Hollywood Quadrangle (7.5 minute series), Photorevised 1981. United States Department of the Interior-Geological Survey.

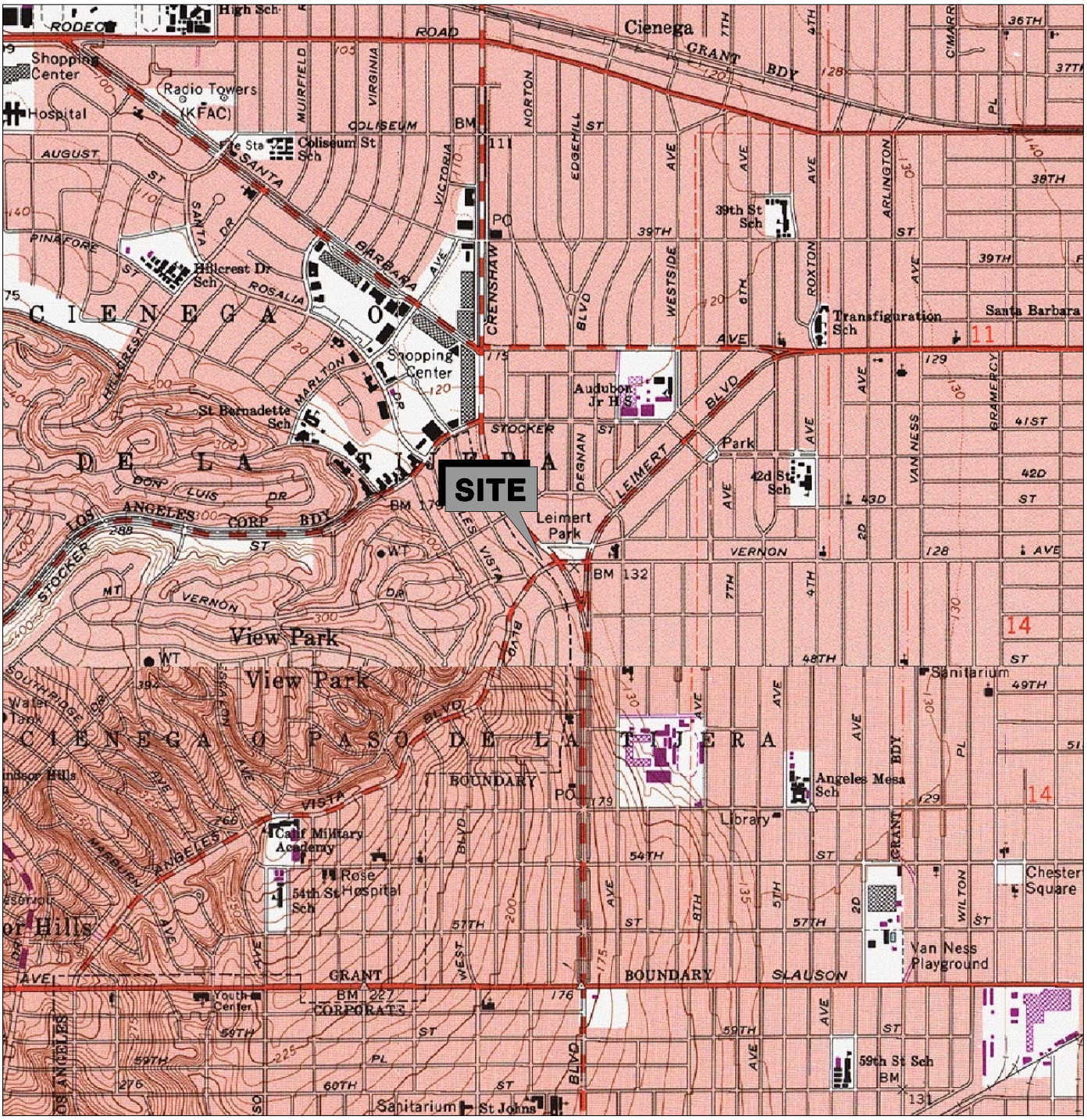
W. W. Irwin, Incorporated, December 15, 1992, *Predrill Boring Report*, ARCO Facility 01177, 4371 Crenshaw Boulevard, Los Angeles, California

W. W. Irwin, Incorporated, December 21, 1992, *Well Abandonment Completion*, ARCO Facility 01177, 4371 Crenshaw Boulevard, Los Angeles, California

W. W. Irwin, Incorporated, February 23, 1993, *Tank Replacement Investigation Report,* ARCO Facility 01177, 4371 Crenshaw Boulevard, Los Angeles, California

W.W. Irwin, Incorporated, December 12, 1993. *Site Assessment Report,* ARCO Facility 0177, 4371 Crenshaw Boulevard, Los Angeles, California

Figures



Reference: U.S.G.S., 1966, Torrance Quadrangle California — Los Angeles County, 7.5' Series (Topographic). Photorevised 1981.

NORTH

SCALE
1 inch = 2000 feet

0 1000 2000

SECOR 11085 KNOTT AVENUE, SUITE B CYPRESS, CALIFORNIA PHONE: (714)379-3366/FAX: (714)379-3375	PREPARED FOR: FORMER ARCO FACILITY 00177 4371 CRENSHAW BOULEVARD LOS ANGELES, CALIFORNIA		**SITE LOCATION MAP**		FIGURE: **1**
	JOB NUMBER: 14BP.00177.08.0136	DRAWN BY: G. KAYA	CHECKED BY: G. TOUMA	APPROVED BY: C. SANFORD	DATE: JANUARY 2006

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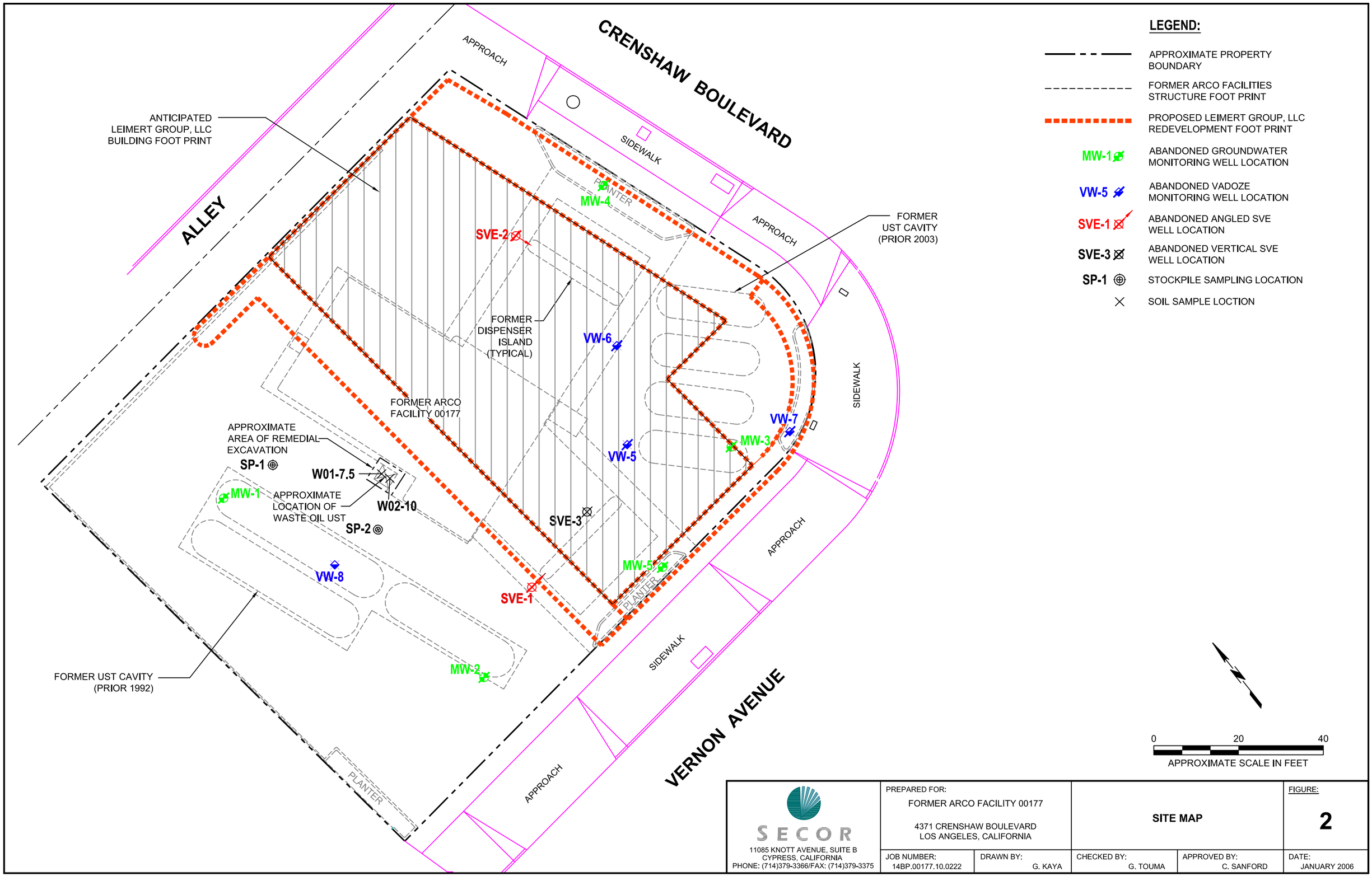
A0177_1Q06(FIG.1).DWG



SECOR
11085 KNOTT AVENUE, SUITE B
CYPRESS, CALIFORNIA
PHONE: (714)379-3366/FAX: (714)379-3375

PREPARED FOR:
FORMER ARCO FACILITY 00177
4371 CRENSHAW BOULEVARD
LOS ANGELES, CALIFORNIA

SITE MAP

FIGURE: **2**

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
14BP.00177.10.0222	G. KAYA	G. TOUMA	C. SANFORD	JANUARY 2006

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A0177 1Q06(FIG.2).DWG

Tables

Table 1
Soil Analytical Data
ARCO Facility 0177
4371 Crenshaw Boulevard
Los Angeles, California

SAMPLE I.D.	SAMPLE DATE	SAMPLE DEPTH Feet bgs	TRPH mg/kg	GRO mg/kg	BENZENE mg/kg	ETHYBENZENE mg/kg	TOLUENE mg/kg	XYLENES mg/kg	MTBE mg/kg	DIPE mg/kg	ETBE mg/kg	TAME mg/kg	TBA mg/kg	ETHANOL mg/kg
WO1-7.5	11/17/2005	7.5	2.8J	0.077J	<0.0026	0.00069 J	0.0017	0.0041	<0.0042	<0.0042	<0.0042	<0.0042	<0.042	<0.25
WO2-10	11/18/2005	10	<5.0	<0.31	<0.0015	<0.0015	<0.0015	<0.0031	<0.0039	<0.0039	<0.0039	<0.0039	<0.039	<0.23
SP-1	11/18/2005	NA	NA	<0.32	<0.0016	<0.0016	<0.0016	<0.0031	<0.0039	<0.0039	<0.0039	<0.0039	<0.039	<0.23
SP-2	11/18/2005	NA	17,000	190	0.14	1.3	2.0	8.1	<0.21	<0.21	<0.21	<0.21	<4.1	<12.0

Notes:

GRO = Gasoline Range Organics C_4 to C_{12}
TRPH = Total Recoverable Petroleum Hydrocarbons
MTBE = Methyl Tertiary Butyl Ether
DIPE = Di-isopropyl Ether
ETBE = Ethyl Tertiary Butyl Ether
TAME = Tertiary Amyl Methyl Ether
TBA = Tertiary Butanol

bgs = below ground surface
NA = Not Analyzed/ Not Applicable
mg/kg = milligrams per kilogram
< 0.87 = below reporting limit and method detection limit
J = estimated value (below laboratory reporting limit and above method detection limit)

APPENDIX A

SCAQMD RULE 1166 NOTIFICATION FORM AND MITIGATION PLAN

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
R1149 or R1166 NOTIFICATION FORM

Use this form to notify of known or suspect VOC storage tank Degassing and Excavation; Excavation, Handling, and Monitoring of known or suspect VOC contaminated soil; Mitigation/Treating of VOC contaminated soil; and VOC Vapor Extraction.

Fax this form to 909-396-3342 and within 48 hours mail the original and $36.90 fee to:
SCAQMD R1149/1166 Notifications, File # 55641, Los Angeles, CA 90074-5641

This form will be faxed back with a Reference number if you provide a FAXBACK #: 714 379 3375

AQMD USE ONLY	RECEIVED 11-16-05	POSTMARK	REFERENCE # 118586
COMPLETED BY Cathy Sanford	Company SECOR, Intl, Inc.		Phone # 714-379-3366
Date 11/16/05	Check #	Amount $	Project # 14BP.00177.10

NOTIFICATION TYPE: (Original (initial)) Revision (prior reference #) Cancellation (prior reference #)

PROJECT TYPE (circle one only): (1R1166 Soil / Tank Excavation) 2R1149 Tank Degassing 2Soil Vapor Extraction** 2VOC Contaminated Soil Mitigation / Treating 1VOC Contaminated Soil Monitoring*‡

1Plan information is required for these projects, 2Permit information is required for these projects

* For reporting VOC > 50 or 1000 ppm only
*Date & time of VOC exceedance
*Highest VOC reading in ppm

Mitigation Plan issued to: SECOR, Intl Inc. Plan # 450197

Permit issued to: Permit #

PROJECT DATES START 11/17/05 END 11/21/05 WORK SHIFT (day) swing, night

SITE CONTRACTOR INFORMATION AQMD ID # 104289 CSLB License # 654498 Phone # 7143793365

Name SECOR Intl Inc Address 11085 Knott Ave #B

City Cypress Zip 90630 Site Supervisor/phone # 714-381-1707

SITE INFORMATION Site Name Former ARCO 177 Site AQMD ID #

Site Address 4371 Crenshaw Blvd. Cross Street Vernon Avenue

City Los Angeles Zip Site Contact/phone # 714-585-0652

TANK INFORMATION	# OF TANKS	EACH	CAPACITY (gal)	MATERIAL STORED IN TANK	ABOVE GROUND? (Y/N)
	1	@	250	waste oil	No
		@			
Example	*3 tanks*	*@*	*10,000*	*Gasoline*	*no*

EMERGENCY NOTIFICATIONS: Fax a copy of the order and give the reason, date, time, name and phone # of the person declaring the emergency.
Reason:

Date & time Name/Title Phone #

INFORMATION CERTIFICATION I certify that the above information is complete and accurate

Company Name SECOR Intl Inc Print Name Cathy Sanford Signature Cathy Sanford Date 11/16/05

COMMENTS

**Distance to nearest sensitive receptor in feet:

Forms, instructions, and Rules 1149 & 1166 can be obtained from AQMD website http://www.aqmd.gov

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

PLAN ISSUE DATE November 16, 2005

APPROVAL SIGNATURE

David Jones
A.Q.A.C. Supervisor

COMPANY I.D.:	104203
Mitigation Plan/Application No.	**450193**
Applicant:	Secor International, Inc. 11085 Knott Ave., Suite B Cypress, CA 90630
Attention:	Carlton Smith
Phone	(714) 379-3366 Fax (714) 379-3375

VARIOUS LOCATIONS
RULE 1166 CONTAMINATED SOIL MITIGATION PLAN

Reference is made to your application (A/N 450193) for the excavation and handling of VOC-contaminated soil at **various locations** within the South Coast Air Quality Management District.

In accordance with Rule 1166 (c), this approved plan is required prior to commencing excavation of any areas, sites, or locations which has previously been used to store or transfer volatile organic compounds (VOC) or during the excavation, handling, or storage of VOC-contaminated soils.

The rights and privileges granted through the issuance of this plan are restricted exclusively to the plan holder to whom it was issued, and are non-transferable, even with the written or expressed consent of the plan holder listed above.

A VARIOUS LOCATIONS PLAN can be used at a site to excavate and remove a maximum of 2000 cubic yards of VOC contaminated soil at the site. Any treatment or additional excavation of VOC contaminated soil at the site will require the issuance of a SITE SPECIFIC plan by the AQMD. Multiple use of VARIOUS LOCATIONS PLANS to excavate over 2000 cubic yards of contaminated soil for the same site is prohibited per Rule 1166.

This excavation and mitigation plan has been approved under the provisions of Rule 1166 of the Rules and Regulations of the AQMD and is subject to the following conditions.

THIS PLAN WILL EXPIRE ONE YEAR FROM THE ISSUE DATE AND THERE IS NO AUTOMATIC RENEWAL PROCESS.

TO MAINTAIN A CURRENT PLAN AFTER THE EXPIRATION DATE, FILE AN APPLICATION FOR A NEW PLAN AT LEAST ONE MONTH PRIOR ITS EXPIRATION. CALL 909 396- 2682 OR E-MAIL rvishwanath@aqmd.gov FOR AN APPLICATION PACKAGE AND CURRENT FEE INFORMATION.

PLAN CONDITIONS

SECTION I – GENERAL REQUIREMENTS

1. A SIGNED COPY OF THIS PLAN SHALL BE PRESENT AT EACH EXCAVATION SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE TO AQMD PERSONNEL UPON REQUEST.

2. THIS PLAN IS NOT VALID FOR THE EXCAVATION OF VOC CONTAMINATED SOILS AT LANDFILLS OR SITES USED FOR DISPOSAL OF REFUSE OR OTHER TYPES OF WASTE.

3. THIS PLAN DOES NOT ALLOW THE TREATMENT OF VOC-CONTAMINATED SOIL BY THERMAL, CHEMICAL, OR MECHANICAL PROCESSES. ANY OF THE ABOVE TREATMENT PROCESSES REQUIRES A PERMIT TO OPERATE FROM THE AQMD AND A SITE-SPECIFIC RULE 1166 PLAN.

4. THIS PLAN DOES NOT ALLOW BACK-FILLING OF TREATED VOC CONTAMINATED SOIL. BACK-FILLING OF TREATED VOC CONTAMINATED SOIL MAY BE ALLOWED UNDER A SITE SPECIFIC RULE 1166 PLAN.

5. A). THE TOTAL QUANTITY OF VOC CONTAMINATED SOIL EXCAVATED AND HANDLED AT EACH SITE SHALL NOT EXCEED **2,000 CUBIC YARDS.** THIS TOTAL INCLUDES ANY VOC CONTAMINATED SOILS EXCAVATED FROM THIS LOCATION UNDER A VARIOUS LOCATION PLAN WITHIN THE LAST TWELVE (12) CALENDAR MONTHS. EXCAVATIONS INVOLVING QUANTITIES IN EXCESS OF 2000 CUBIC YARDS OF VOC CONTAMINATED SOIL REQUIRES THE APPLICATION SUBMITTAL FOR A SITE SPECIFIC RULE 1166 EXCAVATION PLAN.

6. THE AQMD SHALL BE IMMEDIATELY NOTIFIED OF ANY COMPLAINTS RECEIVED AS A RESULT OF ACTIVITIES CONDUCTED UNDER THIS PLAN. SUCH NOTIFICATION SHALL INCLUDE THE NATURE OF THE COMPLAINT, NUMBER OF COMPLAINANTS AND THE ACTION TAKEN BY THE PLAN HOLDER TO MITIGATE THE SOURCE OF THE COMPLAINT.

7. DURING EACH STEP OF THE PROCESS UP TO AND INCLUDING THE REMOVAL AND DISPOSAL PROCESS, ALL PRECAUTIONS AND MEASURES SHALL BE TAKEN TO MINIMIZE THE RELEASE OF VOC, ODOR AND DUST. THIS INCLUDES BUT IS NOT LIMITED TO: THE USE OF ADDITIONAL PLASTIC SHEETING ON STOCKPILES, USE OF SUPPRESSANTS ON EXPOSED SOIL SURFACES & WORK AREAS AND MAINTAINING PAVED PUBLIC STREETS FREE OF SOIL DEPOSITS.

8. FOR THE PURPOSES OF RULE 1166 AND THIS PLAN, SOIL MEASURED PURSUANT TO RULE 1166 AS VOC CONTAMINATED SOIL, IS CONSIDERED AS VOC CONTAMINATED SOIL FROM THE TIME OF MEASUREMENT ONWARD, UNTIL THE SOIL IS TREATED PURSUANT TO AN APPROVED AQMD TREATMENT PROCESS.

SECTION II – PRIOR TO EXCAVATION

9. AT LEAST 24 **HOURS** PRIOR TO COMMENCING EXCAVATION OR GRADING OF SOIL AT THE SITE, THE EXECUTIVE OFFICER OR DESIGNEE SHALL BE NOTIFIED OF THE EXCAVATION BY FAX USING A FORM APPROVED BY THE EXECUTIVE OFFICER WHICH IS FULLY COMPLETED AND INCLUDING, THE NAME OF THE COMPANY PERFORMING THE EXCAVATION, AND THE APPLICATION NUMBER LISTED ON THIS MITIGATION PLAN. THE NOTIFICATION SHALL BE MADE BY FAXING THE NOTIFICATION FORM AT (909) 396-3342. FAX NOTIFICATIONS WILL RECEIVE A REFERENCE NUMBER BY RETURN FAX OR CAN BE OBTAINED REFERENCING THE FAX NOTIFICATION BY PHONE TUESDAY THROUGH FRIDAY DURING BUSINESS HOURS AT 909 396-2326. THE REFERENCE NUMBER SHALL BE RETAINED AS PROOF OF COMPLIANCE WITH THIS REQUIREMENT.

   REFERENCE NO: 118586 NOTIFICATION DATE: November 16, 2005

10. COMPLETE VERIFICATION INFORMATION IN CONDITION NO. 30 AND OBTAIN REQUIRED SIGNATURES, PRIOR TO COMMENCING EXCAVATION.

SECTION III – MONITORING

11. DURING THE EXCAVATION PROCESS, AN ORGANIC VAPOR ANALYZER (OVA) SHALL BE ON SITE AT ALL TIMES. THE OVA SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES AND SHALL BE CALIBRATED BY THE MANUFACTURER AT LEAST ONCE EVERY THREE MONTHS. THE CALIBRATION OF THE OVA SHALL BE VERIFIED USING CERTIFIED CALIBRATION GAS AT THE BEGINNING OF EACH WORKING DAY WITH THE PROCEDURES SPECIFIED BY THE MANUFACTURER. IF A CALIBRATION GAS OTHER THAN HEXANE IS USED, EACH MEASURED READING SHALL BE CORRELATED TO AND EXPRESSED AS HEXANE, USING EQUIVALENCY FACTORS PROVIDED BY THE MANUFACTURER.

12. ALL MONITORING SHALL BE CONDUCTED AT A DISTANCE NO MORE THAN 3 INCHES ABOVE THE SOIL SURFACE USING AN OVA DESCRIBED IN CONDITION NO. 11 ABOVE. **MONITORING SHALL BE CONDUCTED AT A MINIMUM FREQUENCY OF ONE READING FOR EVERY TWO CUBIC YARDS OF SOIL EXCAVATED, NOT TO EXCEED FIFTEEN MINUTES BETWEEN READINGS. ALL READINGS SHALL BE TAKEN NO LATER THAN THREE (3) MINUTES AFTER EACH LOAD OF SOIL IS EXCAVATED.**

13. ALL MONITORING SHALL BE CONDUCTED BY TRAINED PERSONNEL WHO ARE PROFICIENT IN THE USE OF THE HYDROCARBON MONITOR SELECTED FOR USE AT THIS SITE.

14. WRITTEN RECORDS OF OVA MONITORING AND CALIBRATIONS REQUIRED ABOVE SHALL BE KEPT IN A FORMAT APPROVED BY THE AQMD. THE APPROVED FORMAT IS INCLUDED ON PAGE 7 OF THIS PLAN. THE CERTIFICATION ON ALL RECORDS SHALL BE SIGNED AND DATED ON THE DAY THE MEASUREMENTS ARE OBSERVED.

15. UPON DETECTION OF VOC CONTAMINATED SOIL (READINGS 50 PPM OR GREATER), THE EXECUTIVE OFFICER OR DESIGNEE SHALL BE NOTIFIED **WITHIN 24 HOURS** OF THE FIRST DETECTION OF VOC CONTAMINATION. THE NOTIFICATION SHALL BE MADE BY FAXING THE NOTIFICATION FORM TO (909) 396-3342 OR CALLING (909) 396-2326. A REFERENCE NUMBER WILL BE FAXED BACK OR WILL BE ISSUED WHEN THE PHONE NOTIFICATION IS RECEIVED. ALL PHONE NOTIFICATIONS SHALL BE FOLLOWED BY MAILING THE NOTIFICATION FORM TO THE DISTRICT POSTMARKED **WITHIN 48 HOURS**. THE REFERENCE NUMBER WILL BE RETAINED AS PROOF OF COMPLIANCE WITH THIS REQUIREMENT.

   REFERENCE NO:_____ NOTIFICATION DATE:_____

SECTION IV – HANDLING AND STORAGE

16. ALL VOC-CONTAMINATED SOIL BELOW 1000 PPM SHALL BE STOCKPILED, COVERED WITH PLASTIC SHEETING AND STORED SEPARATELY FROM NON-VOC-CONTAMINATED SOIL, OR IMMEDIATELY TRANSPORTED TO A TREATMENT FACILITY.

17. A STOCKPILE SHALL NOT CONTAIN MORE THAN 400 CUBIC YARDS OF SOIL.

18. IF THE OVA MEASUREMENT IS GREATER THAN 50 PPMV BUT LESS THAN 1000 PPMV

    A) THE AFFECTED WORK AREA AND LOAD OF SOIL SHALL BE SPRAYED WITH WATER AND/OR APPROVED VAPOR SUPPRESSANT.
    B) CONTAMINATED SOIL IN STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING WHICH OVERLAP A MINIMUM OF TWENTY-FOUR INCHES AND ARE SECURED SO THAT NO PORTION OF THE CONTAMINATED SOIL IS EXPOSED TO THE ATMOSPHERE. IN THE COURSE OF HANDLING THE STOCKPILE, ONLY THE WORKING FACE OF THE STOCKPILE MAY BE UNCOVERED.

19. IF THE OVA MEASUREMENT EQUALS OR IS GREATER THAN 1000 PPM, STOP EXCAVATION TO NOTIFY THE DISTRICT IMMEDIATELY OR WITHIN ONE HOUR OF DETECTION AND,

    A) THE AFFECTED SOIL AND WORKING AREA SHALL BE IMMEDIATELY SPRAYED WITH WATER OR AN APPROVED VAPOR SUPPRESSANT, AND EITHER:

    B) THE CONTAMINATED SOIL EXCAVATED SHALL BE IMMEDIATELY PLACED IN AQMD APPROVED SEALED CONTAINERS, OR,

    C) DIRECTLY LOADED IN TRUCKS, SPRAYED WITH ADDITIONAL WATER OR APPROVED VAPOR SUPRESSANT, COVERED, AND TRANSPORTED IMMEDIATELY OFF SITE AS PER CONDITION #25 OF THIS PLAN, OR,

    D) OTHER ALTERNATIVE STORAGE METHODS WITH PRIOR WRITTEN APPROVAL FROM THE AQMD.

20. DURING EXCAVATION, THE ONLY EXPOSED VOC CONTAMINATED SOIL SHALL BE RESTRICTED TO THE IMMEDIATE WORKING AREA OF THE SITE OR STOCKPILE. ALL OTHER PORTIONS OF THE STOCKPILE SHALL BE COVERED WITH PLASTIC SHEETING, WITH SEAMS, WHICH OVERLAP A MINIMUM OF TWENTY-FOUR INCHES AND ARE SECURED WITH DUCT TAPE. ANY EXPOSED VOC-CONTAMINATED SOIL SURFACES (WORK FACE) SHALL BE KEPT MOIST WITH WATER OR OTHER APPROVED SUPPRESSANTS AT ALL TIMES, AND SHALL BE RE-COVERED DURING PERIODS OF INACTIVITY LONGER THAN ONE (1) HOUR. AT THE END OF EACH WORKING DAY, ALL STOCKPILES SHALL BE COMPLETELY COVERED AND SECURELY ANCHORED TO PREVENT ANY EXPOSURE OF SOIL TO THE ATMOSPHERE.

21. ONCE COVERED WITH PLASTIC SHEETING, STOCKPILES SHALL REMAIN UNDISTURBED UNTIL REMOVED FROM SITE.

22. DAILY INSPECTIONS SHALL BE CONDUCTED OF ALL COVERED VOC-CONTAMINATED STOCKPILES TO ENSURE THE INTEGRITY OF THE PLASTIC COVER. SUCH INSPECTIONS SHALL INCLUDE A VISUAL INSPECTION OF ALL SEAMS AND PLASTIC COVER SURFACES. ANY HOLES, TEARS OR ANY OTHER POTENTIAL SOURCES OF FUGITIVE VOC EMISSIONS SHALL BE REPAIRED IMMEDIATELY. DAILY RECORDS SHALL BE MAINTAINED TO ENSURE COMPLIANCE WITH THIS CONDITION.

23. VOC CONTAMINATED SOIL SHALL NOT BE SPREAD ON-SITE OR OFF-SITE. THIS INCLUDES ANY UNNECESSARY MOVEMENT OR AGITATION OF SOIL THAT MAY CAUSE THE UNCONTROLLED EVAPORATION OF VOC'S INTO THE ATMOSPHERE, INCLUDING THE RESHAPING OR RELOCATION OF STOCKPILES.

SECTION V – SOIL REMOVAL AND DISPOSAL

24. ALL EXCAVATED VOC-CONTAMINATED SOIL SHALL BE REMOVED FROM THE SITE WITHIN **THIRTY (30) DAYS** OF ITS EXCAVATION.

25. ALL VOC-CONTAMINATED SOIL REMOVED FROM THE SITE SHALL COMPLY WITH THE FOLLOWING:

    A). BE TRANSPORTED TO AN APPROVED TREATMENT/DISPOSAL FACILITY. IT SHALL BE THE RESPONSIBILITY OF THE PLAN HOLDER TO ENSURE THAT THE RECEIVING TREATMENT/DISPOSAL FACILITY HAS RECEIVED APPROVAL FROM THE APPROPRIATE ENVIRONMENTAL OVERSIGHT AGENCIES TO HANDLE AND TREAT VOC CONTAMINATED SOILS.

    B). WHEN LOADING IS COMPLETED AND DURING TRANSPORTATION, NO EXCAVATED MATERIAL SHALL EXTEND ABOVE THE SIDES OR REAR OF THE TRUCK OR TRAILER.

    C). PRIOR TO COVERING/TARPING, LOADED CONTAMINATED SOIL SHALL BE WETTED BY SPRAYING WITH MIST INHIBITORS.

    D). THE TRUCK OR TRAILER SHALL BE COMPLETELY COVERED/TARPED PRIOR TO LEAVING THE SITE TO PREVENT PARICULATE EMISSIONS TO THE ATMOSPHERE.

    E). THE EXTERIOR OF THE TRUCKS (INCLUDING THE TIRES) SHALL BE CLEANED OFF PRIOR TO THR TRUCKS LEAVING THE EXCAVATION SITE.

SECTION VI - RECORDS AND REPORTING

26. A WRITTEN REPORT SHALL BE PROVIDED TO THE AQMD WITHIN 30 DAYS OF INITIAL DETECTION OF CONTAMINATED SOIL, WHICH INCLUDES THE FOLLOWING INFORMATION.

    A) THE STATUS OF THE EXCAVATION PIT, AND ANY VOC CONTAMINATED SOIL REMAINING ON SITE.

    C) A BRIEF SUMMARY INDICATING IF ADDITIONAL CLEAN UP EFFORTS ARE NECESSARY, THE ADDITIONAL QUANTITY OF VOC CONTAMINATED SOILS TO BE EXCAVATED AND THE PROJECTED SCHEDULE OF THE EXCAVATION.

27. RECORDS OF DISPOSAL SHALL BE MAINTAINED FOR ALL VOC-CONTAMINATED SOIL REMOVED FROM THIS SITE. SUCH RECORDS SHALL BE CLEARLY LABELED **"SCAQMD RULE 1166-VOC CONTAMINATED SOIL"** AND SHALL INCLUDE THE IDENTIFICATION AND THE LOCATION OF, 1) THE GENERATOR, 2) TRANSPORTER AND 3) RECEIVING FACILITY. IN ADDITION, SUCH RECORDS SHALL BE SIGNED AND DATED BY EACH OF THE ABOVE PARTIES INDICATING RECEIPT OR RELINQUISHMENT OF THE VOC-CONTAMINATED SOIL AT THE TIME CUSTODY IS TRANSFERRED.

28. RECORDS OF DISPOSAL OF VOC-CONTAMINATED SOIL SHALL BE MAINTAINED ON SITE DURING THE EXCAVATION AND LATER MAINTAINED FOR A PERIOD OF TWO (2) YEARS. THE RECORDS SHALL BE MADE AVAILABLE TO AQMD PERSONNEL UPON REQUEST.

29. WITHIN **THIRTY (30) DAYS** AFTER THE EXCAVATION AT THE SITE IS COMPLETED, THE WRITTEN RECORDS UNDER CONDITIONS NO. 14, 22, AND 27 SHALL BE SUBMITTED TO THE AQMD AT THE FOLLOWING ADDRESS.

    SOUTH COAST AIR QUALITY MGMT DISTRICT
    ENGINEERING & COMPLIANCE DIVISION
    TOXICS & WASTE MANAGEMENT UNIT
    (RULE 1166 COMPLIANCE)
    21865 E. COPLEY DR.
    DIAMOND BAR, CA. 91765-4182

SECTION VII – VERIFICATION AND SIGNATURE

30. THIS PLAN IS NOT VALID UNTIL ALL PARTIES HAVE REVIEWED AND SIGNED THE VERIFICATION STATEMENT BELOW.

Site Name		Type of Business	
Former ARCO 00177		Former gasoline service station	
Address	City		Zip
4371 Crenshaw Blvd.	Los Angeles		90008
Responsible Party (Owner/Operator)		Phone	
Atlantic Richfield Company		714 330 1706	
Address	City		Zip
6 Centerpointe Drive	La Palma		90623

I CERTIFY THAT I HAVE REVIEWED AND UNDERSTAND THE CONDITIONS CONTAINED WITHIN THIS PLAN. IN SIGNING BELOW, I ACKNOWLEDGE THAT UNDER THE PROVISIONS OF RULE 1166, I CAN BE HELD RESPONSIBILE FOR THE REQUIREMENTS SET FORTH IN THIS PLAN.

Responsible Party	Responsible Party Signature	Date Signed
Atlantic Richfield Company	C Sanford	11/16/05
General Contractor	General Contractor Signature	Date Signed
SECOR Intl Inc	C Sanford	11/16/05
Excavation Contractor	Excavation Contractor Signature	Date Signed
SECOR Intl Inc	C Sanford	11/16/05
Environmental Consultant	Environmental Consultant Signature	Date Signed
SECOR Intl Inc.	C Sanford	11/16/05

DEFINITIONS

Excavation	Is the process of digging out and removing materials including any material necessary to that process such as the digging out and removal of asphalt or concrete necessary to expose, dig out and remove known VOC contaminated soil.
Organic Vapor Analyzer (OVA)	For the purposes of this plan, an OVA is an hydrocarbon monitor utilizing flame ionization, photo ionization or other analytical methods complying with 40 CFR PART 60 APPENDIX A, EPA METHOD 21 SECTION 3, "DETERMINATION OF VOLATILE ORGANIC COMPOUND LEAKS, MONITORING INSTRUMENT SPECIFICATIONS. The monitor shall be capable of being calibrated using hexane at a range of 0 parts per million by volume (PPMV) to 50 PPMV, and at a detection range of at least 30 PPMV to 1100 PPMV
Responsible Party	For the purposes of this plan, Responsible Party is the party financially responsible for initiating the excavation. This may include the property owner or the tank operator. This excludes contractors working for the property owner or operator, and any other party that lacks the direct authority to immediately treat all VOC contaminated soils generated at the excavation site.
VOC Contaminated Soil	Is soil that registers a concentration of 50 PPM or greater of volatile organic compounds as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an organic vapor analyzer calibrated with hexane.
Volatile Organic Compound (VOC)	Is any volatile compound of carbon, excluding methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, ammonium carbonate, and exempt compounds. Exempt compounds areas defined in Rule 102 – Definitions of Terms.

Once issued, this plan is subject to further review by the AQMD and may be revoked if excavation activities are found in violation of plan conditions or AQMD's Rules and Regulations. Failure to comply with one or more of the conditions contained within this plan constitutes a violation of Rules 221 and 1166.

Other governmental agencies may require approval before any excavation begins. It shall be the responsibility of the applicant to obtain that approval. The South Coast Air Quality Management District shall not be responsible or liable for any losses because of measures required or taken pursuant to the requirements of this approved Rule 1166 Contaminated Soil Mitigation Plan.

Questions regarding this plan should be directed to Ranjit Vishwanath at (909) 396-2682.

Rv11/17/04

Rule 1166 Soil Monitoring Records

SECOR INTERNATIONAL INC. 11085 KNOTT AVE SUITE B CYPRESS, CA 90630	Facility / Site Information
ID # 104230 PLAN # 450193	Name: ARCO FACILITY 177
	Address: 4371 Crenshaw Boulevard
Reference No(s): 118586	City: Los Angeles Zip: 90008

Monitor Information	Calibration Data	Monitoring Personnel
Brand: Mini Rae	Gas: Hexane	Name: GABE
Model: PGM 7600	Date: 11/17/05	Company: SECOR
Type: PID	By: Paul N.	Phone: (714) 379-3366

Excavation Summary
(Upon completion of each page)

	Soil 0-50	Soil 50-1000	Soil > 1000	Pea Gravel	Concrete/ Asphalt
Total Cubic Yds (This page)	14				
Total Cubic Yds (To date)	+014				
Removed from Site (To date)	0				

Time Every 15 min.	VOC Concentration (PPMV) @ Excavated Load: Reading	Hexane Factor	Adjusted Reading	Comment	Time Every 15 min.	VOC Concentration (PPMV) @ Excavated Load: Reading	Hexane Factor	Adjusted Reading	Comment
1315	42.1			Remove fill from 2'S ↓					
1330	49.3								
1345	0.0			Soil Cust					
1400	0.0								
1415	0.0								
1430	0.0								
1445	0.0								
1500	0.0								
1515	0.0								
1530	0.0								
	~~2645~~ OK								

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified in this plan. I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: _____ DATE: 11/17/05

Rule 1166 Soil Monitoring Records

SECOR INTERNATIONAL INC. 11085 KNOTT AVE SUITE B CYPRESS, CA 90630	Facility / Site Information
ID # 104230 PLAN # 450193	Name: ARCO FACILITY 177
	Address: 4371 Crenshaw Boulevard
Reference No(s): 118586	City: Los Angeles Zip: 90008

Monitor Information	Calibration Data	Monitoring Personnel
Brand: Mini Rae	Gas: 100 PPm Hexane	Name: ERIK
Model: PGM 7600	Date: 11/18/05	Company: SECOR
Type: PID	By: E. Griffin	Phone: (714) 379-3366

Excavation Summary
(Upon completion of each page)

	Soil			Pea Gravel	Concrete/ Asphalt
	0-50	50-1000	> 1000		
Total Cubic Yds (This page)	10.				
Total Cubic Yds (To date)	24 cy				
Removed from Site (To date)					

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV) @ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
0700	0.0			Soil Stone					
0715	0.0			"					
0730	0.0			"					
0745	0.3			"					
0800	1.9			Stopped Dig.					
1100	40.2			breach AST					
1115	49.1			"					
1130	26.2			"					

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified in this plan. I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: E.G. Griffin DATE: 11 / 18 / 05

APPENDIX B

NON-HAZARDOUS WASTE MANIFEST

Manifest

TPS Technologies Soil Recycling

* Non-Hazardous Soils

Manifest

Date of Shipment:	Responsible for Payment:	Transporter Truck #:	Facility #:	Given by TPS:	Load #
12/15/05	BESI	767/1723	07	26092	0.011

Generator's Name and Billing Address: BP WEST COAST PRODUCTS LLC P.O. BOX 80249 RANCHO SANTA MARGARITA, CA 92688	Generator's Phone #: Person to Contact: FAX#:	Generator's US EPA ID No. Customer Account Number with TPS:
Consultant's Name and Billing Address:	Consultant's Phone #: Person to Contact: FAX#:	 Customer Account Number with TPS:
Generation Site (Transport from): (name & address) ARCO #0177 4371 CRENSHAW BLVD. LOS ANGELES, CA	Site Phone #: Person to Contact: FAX#:	BTEX Levels TPH Levels AVG. Levels
Designated Facility (name & address) TPS TECHNOLOGIES, INC. 12328 HIBISCUS AVENUE ADELANTO, CA 92301	Facility Phone #: 800-862-8001 Person to Contact: FAX#: 760-246-8004	Facility Permit Numbers
Transporter: BELSHIRE ENVIRONMENTAL 25422 TRABUCO ROAD #105-269 LAKE FOREST, CA 92630 BESI# 119182.02	Transporter's Phone: 949-460-5200 Person to Contact: Larry Moothart FAX#: 949-430-1177	Transporter's US EPA ID No.: CAR000007013 Transporter's DOT No.: 430847 Customer Account Number with TPS: 1000133

Description of Soil	Moisture Content	Contaminated by:	Approx. Qty:	Description of Delivery	Gross Weight	Tare Weight	Net Weight
Sand ☒ Organic ☐ Clay ☐ Other ☐	0-10% ☐ 10-20% ☐ 20% - over ☐	Gas ☐ Diesel ☐ Other ☐	4 Dms		4420	2420	2000
Sand ☐ Organic ☐ Clay ☐ Other ☐	0-10% ☐ 10-20% ☐ 20% - over ☐	Gas ☐ Diesel ☐ Other ☐					1.0

List any exception to items listed above: 289412

Generator's and/or consultant's certification: I/We certify that the soil referenced herein is taken entirely from those soils described in the Soil Data Sheet completed and certified by me/us for the Generation Site shown above and nothing has been added or done to such soil that would alter it in any way.

Print or Type Name: Larry Moothart BESI on behalf of ARCO Generator ☐ Consultant ☐ | Signature and date: [signature] | Month Day Year 12 15 05

Transporter's certification: I/We acknowledge receipt of the soil described above and certify that such soil is being delivered in exactly the same condition as when received. I/We further certify that this soil is being directly transported from the Generation Site to the Designated Facility without off-loading, adding to, subtracting from or in any way delaying delivery to such site.

Print or Type Name: Eric Alarcon | Signature and date: [signature] | Month Day Year 12 15 05

Discrepancies:

PAC# 00177

ID# 1189150

Recycling Facility certifies the receipt of the soil covered by this manifest except as noted above.

Print or Type Name: | Signature and date: [signature] 12-15-5

Generator and/or Consultant — Transporter — Recycling Facility

APPENDIX C

HAZARDOUS WASTE TANK CLOSURE CERTIFICATION

UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS WASTE
HAZARDOUS WASTE TANK CLOSURE CERTIFICATION

I. FACILITY IDENTIFICATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 1. | FACILITY ID# 1.

TANK OWNER NAME 740.
ATLANTIC RICHFIELD COMPANY

TANK OWNER ADDRESS 741.
4371 CRENSHAW BOULEVARD

TANK OWNER CITY LOS ANGELES 742. | STATE CALIFORNIA 743. | ZIP CODE 90008 744.

II. TANK CLOSURE INFORMATION

TANK INTERIOR ATMOSPHERE READINGS		Tank ID # (Attach additional copies of this page for more than three tanks)	Concentration of Flammable Vapor, % Top	Center	Bottom	Concentration of Oxygen, % Top	Center	Bottom
	1	11182 (745.)	<1 (0 ppm) (746a.)	<1 (0 ppm) (746b.)	<1 (0 ppm) (746c.)	20.9 (747a.)	20.9 (747b.)	20.9 (747c.)
	2	(748.)	(749a.)	(749b.)	(749c.)	(750a.)	(750b.)	(750c.)
	3	(751.)	(752a.)	(752b.)	(752c.)	(753a.)	(753b.)	(753c.)

III. CERTIFICATION

On examination of the tank, I certify the tank is visually free from product, sludge, scale (thin, flaky residual of tank contents), rinseate and debris. I further certify that the information provided herein is true and accurate to the best of my knowledge.

SIGNATURE OF CERTIFIER
Nancy Carraway

NAME OF CERTIFIER (Print) 754.
Nancy Carraway

TITLE OF CERTIFIER 755.
Certified Industrial Hygienist

ADDRESS 756.
991 East California Boulevard

CITY 757.
Pasadena, California 91106

PHONE 758.
626 797 4000; 626 676 7681

DATE 759.
11/18/2005

CERTIFICATION TIME
1:59pm - 2:01 pm

STATUS OR AFFILIATION OF CERTIFYING PERSON

Certifier is a representative of the CUPA, authorized agency, or LIA: 760.

☐ Yes ☒ No

Name of CUPA, authorized agency, or LIA: 761.
LOS ANGELES CITY FIRE DEPARTMENT

If certifier is other than CUPA / LIA check appropriate box below: 762.

- ☒ a. Certified Industrial Hygienist (CIH)
- ☐ b. Certified Safety Professional (CSP)
- ☐ c. Certified Marine Chemist (CMC)
- ☐ d. Registered Environmental Health Specialist (REHS)
- ☐ e. Professional Engineer (PE)
- ☐ f. Class II Registered Environmental Assessor
- ☐ g. Contractors' State License Board licensed contractor (with hazardous substance removal certification)

TANK PREVIOUSLY HELD FLAMMABLE OR COMBUSTIBLE MATERIALS 763. CONCRETE

☐ Yes ☒ No

(If yes, the tank interior atmosphere shall be re-checked with a combustible gas indicator prior to work being conducted on the tank.)

CERTIFIER'S TANK MANAGEMENT INSTRUCTIONS FOR SCRAP DEALER, DISPOSAL FACILITY, ETC: 764.

INERT TANK COMPONENTS BEFORE TORCH CUTTING OR USING SPARKING TOOLS ON OR NEAR COMPONENTS

A copy of this certificate shall accompany the tank to the recycling/disposal facility and be provided to the agency overseeing tank closure (i.e. CUPA or other authorized local agency); the owner and/or operator of the tank system; and the tank removal contractor

GASTECH CT 403 #25V25

50-GALLON STEEL TANK, SINGLE-WALL, IN PIECES

APPENDIX D

UST RINSEATE MANIFEST

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-99)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6. BES 1/2

Department of Toxic Substances Control
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAR000100065 | Manifest Document No. 00001 | 2. Page 1 of 1

Information in the shaded areas is not required by Federal law.

A. State Manifest Document Number 24036395

3. Generator's Name and Mailing Address
Arco Products Company
P.O. Box 90377 Los Angeles, Ca. 90009

4. Generator's Phone (310) 342-9858

B. State Generator's ID

5. Transporter 1 Company Name: Nieto and Sons Trucking, Inc.
6. US EPA ID Number: CAT080014516 [illegible]

C. State Transporter's ID [Reserved.]
D. Transporter's Phone (714) 990-6855

7. Transporter 2 Company Name
8. US EPA ID Number

E. State Transporter's ID [Reserved.]
F. Transporter's Phone

9. Designated Facility Name and Site Address
DeMenno Kerdoon
2000 N. Alameda Street
Compton, CA 90222

10. US EPA ID Number: CAT080013352

G. State Facility's ID CAT080013352
H. Facility's Phone (310) 537-7100

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste Number
a. NON RCRA HAZARDOUS WASTE LIQUID	001	TT	XXX150	G	State: 221 EPA/Other: Exempt
b.					State: EPA/Other:
c.					State: EPA/Other:
d.					State: EPA/Other:

J. Additional Descriptions for Materials Listed Above
Arco # 927
4371 Crenshaw Blvd.
Los Angeles, Ca.

K. Handling Codes for Wastes Listed Above
a. R01 b. c. d.

15. Special Handling Instructions and Additional Information
NO SMOKING
24 Hour Emergency Phone Number : 714-990-6855
Wear Appropriate Protective Clothing
Alternate Disposal Site : Crosby & Overton
1630 W. 17th Street (800) 827-6729
Long Beach, CA 90813 CAD028409019

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name	Signature	Month	Day	Year
Gabe Torres	[signature]	1	1	1995

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Raul Rodriguez	[signature]	1	1	1995

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.

Printed/Typed Name	Signature	Month	Day	Year
DONHAL P. ISVAY	[signature]	1	17	1995

DO NOT WRITE BELOW THIS LINE.

24036395

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

DTSC 8022A (1/99)
EPA 8700—22

Green: TRANSPORTER RETAINS

APPENDIX E

UST CERTIFICATE OF DESTRUCTION

CERTIFICATE OF DESTRUCTION

ECOLOGY AUTO PARTS
13780 E. IMPERIAL HWY
SANTA FE SPRINGS, CA 90670
(562) 404-8683

COMPANY: ARCO #0177

JOB SITE ADDRESS: 4371 CRENSHAW BLVD
LOS ANGELES, CA

DESCRIPTION: 1-100 GALLON STEEL TANK

UNDERGROUND STORAGE TANK(S)
HAVE BEEN SCRAPED, CRUSHED AND DESTROYED AT
ECOLOGY AUTO PARTS
SANTA FE SPRINGS, CA
ON: 11/19/05

SIGNATURE: Barbara Medrano
TITLE: MANAGER/BARBARA MEDRANO
DATE: 01/30/06

APPENDIX F

CERTIFIED ANALYTICAL REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION

Del Mar Analytical

17461 Derian Ave., Suite 100, Irvine, CA 92614 (949) 261-1022 FAX (949) 260-3297
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9830 South 51st St., Suite B-120, Phoenix, AZ 85044 (480) 785-0043 FAX (480) 785-0851
2520 E. Sunset Rd. #3, Las Vegas, NV 89120 (702) 798-3620 FAX (702) 798-3621

LABORATORY REPORT

Prepared For: SECOR International, Inc.-Orange County
11085 Knott Ave, Suite B
Cypress, CA 90630
Attention: Cathy Sanford

Project: ARCO 0177, Los Angeles

Sampled: 11/17/05-11/18/05
Received: 11/18/05
Issued: 11/22/05 14:30

NELAP #01108CA California ELAP#1197 CSDLAC #10117

The results listed within this Laboratory Report pertain only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the BPGCLN Technical Specifications, applicable federal, state, local regulations and certification requirements as well as the methodologies as described in laboratory SOPs reviewed by the BPGCLN. This Laboratory Report is confidential and is intended for the sole use of Del Mar Analytical and its client. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical. The Chain of Custody, 1 page, is included and is an integral part of this report. This entire report was reviewed and approved for release.

CASE NARRATIVE

SAMPLE RECEIPT: Samples were received intact, at 5°C, on ice and with chain of custody documentation.

HOLDING TIMES: All samples were analyzed within prescribed holding times and/or in accordance with the Del Mar Analytical Sample Acceptance Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: Results that fall between the MDL and RL are 'J' flagged.

SUBCONTRACTED: No analyses were subcontracted to an outside laboratory.

LABORATORY ID	CLIENT ID	MATRIX
IOK1736-01	WO1-7.5	Soil
IOK1736-02	WO2-10	Soil
IOK1736-03	SP-2	Soil
IOK1736-04	SP-1	Soil
IOK1736-05	TB-0177-20051118	Water

Reviewed By:

Del Mar Analytical, Irvine
Lisa Reightley
Project Manager

Del Mar Analytical

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SECOR International, Inc.-Orange County
11085 Knott Ave, Suite B
Cypress, CA 90630
Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

TOTAL RECOVERABLE PETROLEUM HYDROCARBONS (EPA 418.1)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOK1736-01 (WO1-7.5 - Soil)					**Sampled: 11/17/05**				
Reporting Units: mg/kg									
Total Recoverable Hydrocarbons	EPA 418.1	5K21049	1.5	5.0	**2.8**	0.999	11/21/05	11/21/05	J,DX
Sample ID: IOK1736-02 (WO2-10 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
Total Recoverable Hydrocarbons	EPA 418.1	5K21049	1.5	5.0	ND	0.998	11/21/05	11/21/05	
Sample ID: IOK1736-03 (SP-2 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
Total Recoverable Hydrocarbons	EPA 418.1	5K21049	75	250	**17000**	49.9	11/21/05	11/21/05	

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Project Manager

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Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

VOLATILE FUEL HYDROCARBONS (EPA 5030/8015M)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOK1736-05 (TB-0177-20051118 - Water)					**Sampled: 11/18/05**				
Reporting Units: ug/l									
GRO (C4 - C12)	EPA 8015B	5K18105	24	50	ND	1	11/18/05	11/18/05	
Surrogate: 4-BFB (FID) (65-140%)					*109 %*				

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11085 Knott Ave, Suite B
Cypress, CA 90630
Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

VOLATILE FUEL HYDROCARBONS (EPA 5035B/CADHS Mod. 8015)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOK1736-01 (WO1-7.5 - Soil)					**Sampled: 11/17/05**				
Reporting Units: mg/kg									
GRO (C4 - C12)	EPA 8015B	5K18124	0.051	0.34	**0.077**	0.858	11/18/05	11/18/05	J,DX
Surrogate: 4-BFB (FID) (70-135%)					*91 %*				
Sample ID: IOK1736-02 (WO2-10 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
GRO (C4 - C12)	EPA 8015B	5K18124	0.047	0.31	ND	0.782	11/18/05	11/18/05	
Surrogate: 4-BFB (FID) (70-135%)					*79 %*				
Sample ID: IOK1736-03 (SP-2 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
GRO (C4 - C12)	EPA 8015B	5K18101	4.8	32	**190**	79.9	11/18/05	11/18/05	
Surrogate: 4-BFB (FID) (70-135%)					*181 %*				*AZ*
Sample ID: IOK1736-04 (SP-1 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
GRO (C4 - C12)	EPA 8015B	5K18047	0.048	0.32	ND	0.801	11/18/05	11/19/05	
Surrogate: 4-BFB (FID) (70-135%)					*100 %*				

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Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOK1736-05 (TB-0177-20051118 - Water)					**Sampled: 11/18/05**				
Reporting Units: ug/l									
Benzene	EPA 8260B	5K20010	0.28	2.0	ND	1	11/20/05	11/20/05	
Ethylbenzene	EPA 8260B	5K20010	0.25	2.0	ND	1	11/20/05	11/20/05	
Toluene	EPA 8260B	5K20010	0.36	2.0	ND	1	11/20/05	11/20/05	
m,p-Xylenes	EPA 8260B	5K20010	0.52	2.0	ND	1	11/20/05	11/20/05	
o-Xylene	EPA 8260B	5K20010	0.24	2.0	ND	1	11/20/05	11/20/05	
Xylenes, Total	EPA 8260B	5K20010	0.52	4.0	ND	1	11/20/05	11/20/05	
Di-isopropyl Ether (DIPE)	EPA 8260B	5K20010	0.25	5.0	ND	1	11/20/05	11/20/05	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5K20010	0.28	5.0	ND	1	11/20/05	11/20/05	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5K20010	0.33	5.0	ND	1	11/20/05	11/20/05	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5K20010	0.32	5.0	ND	1	11/20/05	11/20/05	
tert-Butanol (TBA)	EPA 8260B	5K20010	3.1	50	ND	1	11/20/05	11/20/05	
Ethanol	EPA 8260B	5K20010	100	150	ND	1	11/20/05	11/20/05	IO
Surrogate: Dibromofluoromethane (80-120%)					*114 %*				
Surrogate: Toluene-d8 (80-120%)					*103 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)					*96 %*				

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SECOR International, Inc.-Orange County
11085 Knott Ave, Suite B
Cypress, CA 90630
Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

BTEX/OXYGENATES by GC/MS (EPA 5035/8260B)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOK1736-01 (WO1-7.5 - Soil)					**Sampled: 11/17/05**				
Reporting Units: mg/kg									
Benzene	EPA 8260B	5K19015	0.00042	0.0017	ND	0.842	11/19/05	11/19/05	
Ethylbenzene	EPA 8260B	5K19015	0.00043	0.0017	**0.00069**	0.842	11/19/05	11/19/05	J,DX
Toluene	EPA 8260B	5K19015	0.00077	0.0017	**0.0017**	0.842	11/19/05	11/19/05	
o-Xylene	EPA 8260B	5K19015	0.00040	0.0017	**0.0011**	0.842	11/19/05	11/19/05	J,DX
m,p-Xylenes	EPA 8260B	5K19015	0.00063	0.0017	**0.0030**	0.842	11/19/05	11/19/05	
Xylenes, Total	EPA 8260B	5K19015	0.00063	0.0034	**0.0041**	0.842	11/19/05	11/19/05	
Di-isopropyl Ether (DIPE)	EPA 8260B	5K19015	0.00031	0.0042	ND	0.842	11/19/05	11/19/05	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5K19015	0.00049	0.0042	ND	0.842	11/19/05	11/19/05	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5K19015	0.00054	0.0042	ND	0.842	11/19/05	11/19/05	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5K19015	0.00084	0.0042	ND	0.842	11/19/05	11/19/05	
tert-Butanol (TBA)	EPA 8260B	5K19015	0.0042	0.042	ND	0.842	11/19/05	11/19/05	
Ethanol	EPA 8260B	5K19015	0.10	0.25	ND	0.842	11/19/05	11/19/05	
Surrogate: Dibromofluoromethane (80-125%)					*92 %*				
Surrogate: Toluene-d8 (80-120%)					*100 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)					*96 %*				
Sample ID: IOK1736-02 (WO2-10 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
Benzene	EPA 8260B	5K19015	0.00039	0.0015	ND	0.772	11/19/05	11/19/05	
Ethylbenzene	EPA 8260B	5K19015	0.00039	0.0015	ND	0.772	11/19/05	11/19/05	
Toluene	EPA 8260B	5K19015	0.00070	0.0015	ND	0.772	11/19/05	11/19/05	
o-Xylene	EPA 8260B	5K19015	0.00036	0.0015	ND	0.772	11/19/05	11/19/05	
m,p-Xylenes	EPA 8260B	5K19015	0.00058	0.0015	ND	0.772	11/19/05	11/19/05	
Xylenes, Total	EPA 8260B	5K19015	0.00058	0.0031	ND	0.772	11/19/05	11/19/05	
Di-isopropyl Ether (DIPE)	EPA 8260B	5K19015	0.00029	0.0039	ND	0.772	11/19/05	11/19/05	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5K19015	0.00045	0.0039	ND	0.772	11/19/05	11/19/05	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5K19015	0.00049	0.0039	ND	0.772	11/19/05	11/19/05	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5K19015	0.00077	0.0039	ND	0.772	11/19/05	11/19/05	
tert-Butanol (TBA)	EPA 8260B	5K19015	0.0039	0.039	ND	0.772	11/19/05	11/19/05	
Ethanol	EPA 8260B	5K19015	0.093	0.23	ND	0.772	11/19/05	11/19/05	
Surrogate: Dibromofluoromethane (80-125%)					*92 %*				
Surrogate: Toluene-d8 (80-120%)					*100 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)					*98 %*				

Del Mar Analytical, Irvine
Lisa Reightley
Project Manager

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Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

BTEX/OXYGENATES by GC/MS (EPA 5035/8260B)

Analyte	Method	Batch	MDL Limit	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOK1736-03 (SP-2 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
Benzene	EPA 8260B	5K20026	0.028	0.082	**0.14**	82.4	11/20/05	11/20/05	
Ethylbenzene	EPA 8260B	5K20026	0.022	0.082	**1.3**	82.4	11/20/05	11/20/05	
Toluene	EPA 8260B	5K20026	0.027	0.082	**2.0**	82.4	11/20/05	11/20/05	
o-Xylene	EPA 8260B	5K20026	0.023	0.082	**2.6**	82.4	11/20/05	11/20/05	
m,p-Xylenes	EPA 8260B	5K20026	0.044	0.082	**5.6**	82.4	11/20/05	11/20/05	
Xylenes, Total	EPA 8260B	5K20026	0.044	0.16	**8.1**	82.4	11/20/05	11/20/05	
Di-isopropyl Ether (DIPE)	EPA 8260B	5K20026	0.042	0.21	ND	82.4	11/20/05	11/20/05	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5K20026	0.054	0.21	ND	82.4	11/20/05	11/20/05	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5K20026	0.056	0.21	ND	82.4	11/20/05	11/20/05	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5K20026	0.051	0.21	ND	82.4	11/20/05	11/20/05	
tert-Butanol (TBA)	EPA 8260B	5K20026	0.41	4.1	ND	82.4	11/20/05	11/20/05	
Ethanol	EPA 8260B	5K20026	8.2	12	ND	82.4	11/20/05	11/20/05	
Surrogate: Dibromofluoromethane (55-140%)					*81 %*				
Surrogate: Toluene-d8 (60-140%)					*83 %*				
Surrogate: 4-Bromofluorobenzene (65-140%)					*87 %*				
Sample ID: IOK1736-04 (SP-1 - Soil)					**Sampled: 11/18/05**				
Reporting Units: mg/kg									
Benzene	EPA 8260B	5K19015	0.00039	0.0016	ND	0.776	11/19/05	11/19/05	
Ethylbenzene	EPA 8260B	5K19015	0.00040	0.0016	ND	0.776	11/19/05	11/19/05	
Toluene	EPA 8260B	5K19015	0.00071	0.0016	ND	0.776	11/19/05	11/19/05	
o-Xylene	EPA 8260B	5K19015	0.00036	0.0016	ND	0.776	11/19/05	11/19/05	
m,p-Xylenes	EPA 8260B	5K19015	0.00058	0.0016	ND	0.776	11/19/05	11/19/05	
Xylenes, Total	EPA 8260B	5K19015	0.00058	0.0031	ND	0.776	11/19/05	11/19/05	
Di-isopropyl Ether (DIPE)	EPA 8260B	5K19015	0.00029	0.0039	ND	0.776	11/19/05	11/19/05	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5K19015	0.00045	0.0039	ND	0.776	11/19/05	11/19/05	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5K19015	0.00050	0.0039	ND	0.776	11/19/05	11/19/05	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5K19015	0.00078	0.0039	ND	0.776	11/19/05	11/19/05	
tert-Butanol (TBA)	EPA 8260B	5K19015	0.0039	0.039	ND	0.776	11/19/05	11/19/05	
Ethanol	EPA 8260B	5K19015	0.093	0.23	ND	0.776	11/19/05	11/19/05	
Surrogate: Dibromofluoromethane (80-125%)					*93 %*				
Surrogate: Toluene-d8 (80-120%)					*101 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)					*101 %*				

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METHOD BLANK/QC DATA

TOTAL RECOVERABLE PETROLEUM HYDROCARBONS (EPA 418.1)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K21049 Extracted: 11/21/05											
Blank Analyzed: 11/21/2005 (5K21049-BLK1)											
Total Recoverable Hydrocarbons	ND	5.0	1.5	mg/kg							
LCS Analyzed: 11/21/2005 (5K21049-BS1)											
Total Recoverable Hydrocarbons	14.0	5.0	1.5	mg/kg	20.0		70	55-130			
Matrix Spike Analyzed: 11/21/2005 (5K21049-MS1)						**Source: IOK1736-01**					
Total Recoverable Hydrocarbons	11.2	5.0	1.5	mg/kg	20.0	2.8	42	35-130			
Matrix Spike Dup Analyzed: 11/21/2005 (5K21049-MSD1)						**Source: IOK1736-01**					
Total Recoverable Hydrocarbons	12.3	5.0	1.5	mg/kg	20.0	2.8	48	35-130	9	25	

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METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS (EPA 5030/8015M)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K18105 Extracted: 11/18/05											
Blank Analyzed: 11/18/2005 (5K18105-BLK1)											
GRO (C4 - C12)	ND	50	24	ug/l							
Surrogate: 4-BFB (FID)	*13.6*			*ug/l*	*10.0*		*136*	*65-140*			
LCS Analyzed: 11/19/2005 (5K18105-BS1)											
GRO (C4 - C12)	949	50	24	ug/l	800		119	65-140			
Surrogate: 4-BFB (FID)	*37.1*			*ug/l*	*30.0*		*124*	*65-140*			
Matrix Spike Analyzed: 11/19/2005 (5K18105-MS2)						**Source: IOK0834-22**					
GRO (C4 - C12)	294	50	24	ug/l	220	ND	134	60-145			
Surrogate: 4-BFB (FID)	*12.9*			*ug/l*	*10.0*		*129*	*65-140*			
Matrix Spike Dup Analyzed: 11/19/2005 (5K18105-MSD2)						**Source: IOK0834-22**					
GRO (C4 - C12)	311	50	24	ug/l	220	ND	141	60-145	6	20	
Surrogate: 4-BFB (FID)	*13.5*			*ug/l*	*10.0*		*135*	*65-140*			

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METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS (EPA 5035B/CADHS Mod. 8015)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K18047 Extracted: 11/18/05											
Blank Analyzed: 11/18/2005 (5K18047-BLK1)											
GRO (C4 - C12)	ND	0.40	0.060	mg/kg							
Surrogate: 4-BFB (FID)	*0.0218*			*mg/kg*	*0.0200*		*109*	*70-135*			
LCS Analyzed: 11/18/2005 (5K18047-BS1)											
GRO (C4 - C12)	1.89	0.40	0.060	mg/kg	1.60		118	65-135			
Surrogate: 4-BFB (FID)	*0.0772*			*mg/kg*	*0.0600*		*129*	*70-135*			
LCS Dup Analyzed: 11/18/2005 (5K18047-BSD1)											
GRO (C4 - C12)	1.55	0.40	0.060	mg/kg	1.60		97	65-135	20	20	
Surrogate: 4-BFB (FID)	*0.0683*			*mg/kg*	*0.0600*		*114*	*70-135*			
Matrix Spike Analyzed: 11/18/2005 (5K18047-MS1)						**Source: IOK1382-05**					
GRO (C4 - C12)	0.360	0.34	0.051	mg/kg	0.373	ND	97	55-145			
Surrogate: 4-BFB (FID)	*0.0170*			*mg/kg*	*0.0169*		*101*	*70-135*			
Matrix Spike Dup Analyzed: 11/18/2005 (5K18047-MSD1)						**Source: IOK1382-05**					
GRO (C4 - C12)	0.408	0.41	0.061	mg/kg	0.448	ND	91	55-145	12	35	*J,DX*
Surrogate: 4-BFB (FID)	*0.0198*			*mg/kg*	*0.0204*		*97*	*70-135*			
Batch: 5K18101 Extracted: 11/18/05											
Blank Analyzed: 11/18/2005 (5K18101-BLK1)											
GRO (C4 - C12)	ND	20	3.0	mg/kg							
Surrogate: 4-BFB (FID)	*2.23*			*mg/kg*	*2.00*		*112*	*70-135*			
LCS Analyzed: 11/19/2005 (5K18101-BS1)											**DU**
GRO (C4 - C12)	167	40	6.0	mg/kg	160		104	65-135			
Surrogate: 4-BFB (FID)	*6.06*			*mg/kg*	*6.00*		*101*	*70-135*			

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VOLATILE FUEL HYDROCARBONS (EPA 5035B/CADHS Mod. 8015)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K18101 Extracted: 11/18/05											
LCS Dup Analyzed: 11/18/2005 (5K18101-BSD1)											
GRO (C4 - C12)	189	40	6.0	mg/kg	160		118	65-135	12	20	
Surrogate: 4-BFB (FID)	*8.00*			*mg/kg*	*6.00*		*133*	*70-135*			
Batch: 5K18124 Extracted: 11/18/05											
Blank Analyzed: 11/18/2005 (5K18124-BLK1)											
GRO (C4 - C12)	ND	0.40	0.060	mg/kg							
Surrogate: 4-BFB (FID)	*0.0155*			*mg/kg*	*0.0200*		*78*	*70-135*			
LCS Analyzed: 11/18/2005 (5K18124-BS1)											**DU**
GRO (C4 - C12)	1.55	0.40	0.060	mg/kg	1.60		97	65-135			
Surrogate: 4-BFB (FID)	*0.0549*			*mg/kg*	*0.0600*		*92*	*70-135*			
LCS Dup Analyzed: 11/18/2005 (5K18124-BSD1)											
GRO (C4 - C12)	1.40	0.40	0.060	mg/kg	1.60		88	65-135	10	20	
Surrogate: 4-BFB (FID)	*0.0521*			*mg/kg*	*0.0600*		*87*	*70-135*			

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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K20010 Extracted: 11/20/05											
Blank Analyzed: 11/20/2005 (5K20010-BLK1)											
Benzene	ND	2.0	0.28	ug/l							
Ethylbenzene	ND	2.0	0.25	ug/l							
Toluene	ND	2.0	0.36	ug/l							
m,p-Xylenes	ND	2.0	0.52	ug/l							
o-Xylene	ND	2.0	0.24	ug/l							
Xylenes, Total	ND	4.0	0.52	ug/l							
Di-isopropyl Ether (DIPE)	ND	5.0	0.25	ug/l							
Ethyl tert-Butyl Ether (ETBE)	ND	5.0	0.28	ug/l							
tert-Amyl Methyl Ether (TAME)	ND	5.0	0.33	ug/l							
Methyl-tert-butyl Ether (MTBE)	ND	5.0	0.32	ug/l							
tert-Butanol (TBA)	ND	50	3.1	ug/l							
Ethanol	ND	150	100	ug/l							
Surrogate: Dibromofluoromethane	*25.6*			*ug/l*	*25.0*		*102*	*80-120*			
Surrogate: Toluene-d8	*25.2*			*ug/l*	*25.0*		*101*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*22.6*			*ug/l*	*25.0*		*90*	*80-120*			
LCS Analyzed: 11/20/2005 (5K20010-BS1)											
Benzene	25.3	2.0	0.28	ug/l	25.0		101	65-120			
Ethylbenzene	26.0	2.0	0.25	ug/l	25.0		104	70-125			
Toluene	25.3	2.0	0.36	ug/l	25.0		101	70-125			
m,p-Xylenes	50.3	2.0	0.52	ug/l	50.0		101	70-125			
o-Xylene	24.4	2.0	0.24	ug/l	25.0		98	70-125			
Xylenes, Total	74.7	4.0	0.52	ug/l	75.0		100	70-125			
Di-isopropyl Ether (DIPE)	26.6	5.0	0.25	ug/l	25.0		106	60-135			
Ethyl tert-Butyl Ether (ETBE)	24.1	5.0	0.28	ug/l	25.0		96	60-135			
tert-Amyl Methyl Ether (TAME)	25.4	5.0	0.33	ug/l	25.0		102	60-135			
Methyl-tert-butyl Ether (MTBE)	25.8	5.0	0.32	ug/l	25.0		103	55-140			
tert-Butanol (TBA)	133	50	3.1	ug/l	125		106	65-135			
Ethanol	343	150	100	ug/l	250		137	35-160			
Surrogate: Dibromofluoromethane	*27.8*			*ug/l*	*25.0*		*111*	*80-120*			
Surrogate: Toluene-d8	*24.9*			*ug/l*	*25.0*		*100*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*25.6*			*ug/l*	*25.0*		*102*	*80-120*			

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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K20010 Extracted: 11/20/05											
Matrix Spike Analyzed: 11/20/2005 (5K20010-MS1)						**Source: IOK1238-09**					
Benzene	26.1	2.0	0.28	ug/l	25.0	ND	104	60-125			
Ethylbenzene	27.0	2.0	0.25	ug/l	25.0	ND	108	65-130			
Toluene	26.7	2.0	0.36	ug/l	25.0	ND	107	65-125			
m,p-Xylenes	51.8	2.0	0.52	ug/l	50.0	ND	104	60-130			
o-Xylene	25.0	2.0	0.24	ug/l	25.0	ND	100	60-125			
Xylenes, Total	76.8	4.0	0.52	ug/l	75.0	ND	102	60-130			
Di-isopropyl Ether (DIPE)	28.0	5.0	0.25	ug/l	25.0	ND	112	60-140			
Ethyl tert-Butyl Ether (ETBE)	25.9	5.0	0.28	ug/l	25.0	ND	104	55-135			
tert-Amyl Methyl Ether (TAME)	27.3	5.0	0.33	ug/l	25.0	ND	109	55-140			
Methyl-tert-butyl Ether (MTBE)	26.9	5.0	0.32	ug/l	25.0	ND	108	50-150			
tert-Butanol (TBA)	149	50	3.1	ug/l	125	ND	119	60-145			
Ethanol	349	150	100	ug/l	250	ND	140	35-160			
Surrogate: Dibromofluoromethane	*29.0*			*ug/l*	*25.0*		*116*	*80-120*			
Surrogate: Toluene-d8	*24.5*			*ug/l*	*25.0*		*98*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*25.0*			*ug/l*	*25.0*		*100*	*80-120*			
Matrix Spike Dup Analyzed: 11/20/2005 (5K20010-MSD1)						**Source: IOK1238-09**					
Benzene	29.1	2.0	0.28	ug/l	25.0	ND	116	60-125	11	20	
Ethylbenzene	28.8	2.0	0.25	ug/l	25.0	ND	115	65-130	6	20	
Toluene	28.6	2.0	0.36	ug/l	25.0	ND	114	65-125	7	20	
m,p-Xylenes	57.2	2.0	0.52	ug/l	50.0	ND	114	60-130	10	25	
o-Xylene	27.5	2.0	0.24	ug/l	25.0	ND	110	60-125	10	20	
Xylenes, Total	84.8	4.0	0.52	ug/l	75.0	ND	113	60-130	10	20	
Di-isopropyl Ether (DIPE)	31.5	5.0	0.25	ug/l	25.0	ND	126	60-140	12	25	
Ethyl tert-Butyl Ether (ETBE)	29.0	5.0	0.28	ug/l	25.0	ND	116	55-135	11	25	
tert-Amyl Methyl Ether (TAME)	30.3	5.0	0.33	ug/l	25.0	ND	121	55-140	10	30	
Methyl-tert-butyl Ether (MTBE)	30.2	5.0	0.32	ug/l	25.0	ND	121	50-150	12	25	
tert-Butanol (TBA)	143	50	3.1	ug/l	125	ND	114	60-145	4	25	
Ethanol	345	150	100	ug/l	250	ND	138	35-160	1	30	
Surrogate: Dibromofluoromethane	*29.0*			*ug/l*	*25.0*		*116*	*80-120*			
Surrogate: Toluene-d8	*25.1*			*ug/l*	*25.0*		*100*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*25.0*			*ug/l*	*25.0*		*100*	*80-120*			

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BTEX/OXYGENATES by GC/MS (EPA 5035/8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K19015 Extracted: 11/19/05											
Blank Analyzed: 11/19/2005 (5K19015-BLK1)											
Benzene	ND	0.0020	0.00050	mg/kg							
Ethylbenzene	ND	0.0020	0.00051	mg/kg							
Toluene	ND	0.0020	0.00091	mg/kg							
o-Xylene	ND	0.0020	0.00047	mg/kg							
m,p-Xylenes	ND	0.0020	0.00075	mg/kg							
Xylenes, Total	ND	0.0040	0.00075	mg/kg							
Di-isopropyl Ether (DIPE)	ND	0.0050	0.00037	mg/kg							
Ethyl tert-Butyl Ether (ETBE)	ND	0.0050	0.00058	mg/kg							
tert-Amyl Methyl Ether (TAME)	ND	0.0050	0.00064	mg/kg							
Methyl-tert-butyl Ether (MTBE)	ND	0.0050	0.0010	mg/kg							
tert-Butanol (TBA)	ND	0.050	0.0050	mg/kg							
Ethanol	ND	0.30	0.12	mg/kg							
Surrogate: Dibromofluoromethane	*0.0482*			*mg/kg*	*0.0500*		*96*	*80-125*			
Surrogate: Toluene-d8	*0.0507*			*mg/kg*	*0.0500*		*101*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*0.0516*			*mg/kg*	*0.0500*		*103*	*80-120*			
LCS Analyzed: 11/19/2005 (5K19015-BS1)											
Benzene	0.0526	0.0020	0.00050	mg/kg	0.0500		105	65-120			
Ethylbenzene	0.0551	0.0020	0.00051	mg/kg	0.0500		110	70-125			
Toluene	0.0518	0.0020	0.00091	mg/kg	0.0500		104	70-125			
o-Xylene	0.0533	0.0020	0.00047	mg/kg	0.0500		107	70-125			
m,p-Xylenes	0.108	0.0020	0.00075	mg/kg	0.100		108	70-125			
Xylenes, Total	0.162	0.0040	0.00075	mg/kg	0.150		108	70-125			
Di-isopropyl Ether (DIPE)	0.0464	0.0050	0.00037	mg/kg	0.0500		93	60-135			
Ethyl tert-Butyl Ether (ETBE)	0.0470	0.0050	0.00058	mg/kg	0.0500		94	60-135			
tert-Amyl Methyl Ether (TAME)	0.0454	0.0050	0.00064	mg/kg	0.0500		91	60-140			
Methyl-tert-butyl Ether (MTBE)	0.0495	0.0050	0.0010	mg/kg	0.0500		99	55-140			
tert-Butanol (TBA)	0.317	0.050	0.0050	mg/kg	0.250		127	65-135			
Ethanol	0.303	0.30	0.12	mg/kg	0.500		61	35-160			
Surrogate: Dibromofluoromethane	*0.0466*			*mg/kg*	*0.0500*		*93*	*80-125*			
Surrogate: Toluene-d8	*0.0506*			*mg/kg*	*0.0500*		*101*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*0.0498*			*mg/kg*	*0.0500*		*100*	*80-120*			

Del Mar Analytical, Irvine
Lisa Reightley
Project Manager

Del Mar Analytical

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SECOR International, Inc.-Orange County
11085 Knott Ave, Suite B
Cypress, CA 90630
Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 5035/8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K19015 Extracted: 11/19/05											
Matrix Spike Analyzed: 11/19/2005 (5K19015-MS1)						**Source: IOK1503-03**					
Benzene	0.0649	0.0023	0.00056	mg/kg	0.0563	0.0010	113	65-130			
Ethylbenzene	0.0754	0.0023	0.00057	mg/kg	0.0563	0.00071	133	70-130			*LM,AY*
Toluene	0.0611	0.0023	0.0010	mg/kg	0.0563	0.0025	104	70-125			
o-Xylene	0.0708	0.0023	0.00053	mg/kg	0.0563	0.0010	124	70-125			
m,p-Xylenes	0.143	0.0023	0.00084	mg/kg	0.113	0.0025	124	70-125			
Xylenes, Total	0.214	0.0045	0.00084	mg/kg	0.169	0.0035	125	70-125			
Di-isopropyl Ether (DIPE)	0.0575	0.0056	0.00042	mg/kg	0.0563	ND	102	60-145			
Ethyl tert-Butyl Ether (ETBE)	0.0596	0.0056	0.00065	mg/kg	0.0563	ND	106	60-140			
tert-Amyl Methyl Ether (TAME)	0.0584	0.0056	0.00072	mg/kg	0.0563	ND	104	60-145			
Methyl-tert-butyl Ether (MTBE)	0.0616	0.0056	0.0011	mg/kg	0.0563	ND	109	55-150			
tert-Butanol (TBA)	0.325	0.056	0.0056	mg/kg	0.282	ND	115	65-140			
Ethanol	0.481	0.34	0.14	mg/kg	0.563	ND	85	25-160			
Surrogate: Dibromofluoromethane	*0.0536*			*mg/kg*	*0.0563*		*95*	*80-125*			
Surrogate: Toluene-d8	*0.0547*			*mg/kg*	*0.0563*		*97*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*0.0457*			*mg/kg*	*0.0563*		*81*	*80-120*			
Matrix Spike Dup Analyzed: 11/19/2005 (5K19015-MSD1)						**Source: IOK1503-03**					
Benzene	0.0635	0.0022	0.00054	mg/kg	0.0543	0.0010	115	65-130	2	20	
Ethylbenzene	0.0743	0.0022	0.00055	mg/kg	0.0543	0.00071	136	70-130	1	25	*LM,AY*
Toluene	0.0585	0.0022	0.00099	mg/kg	0.0543	0.0025	103	70-125	4	20	
o-Xylene	0.0706	0.0022	0.00051	mg/kg	0.0543	0.0010	128	70-125	0	25	*LM,AY*
m,p-Xylenes	0.140	0.0022	0.00082	mg/kg	0.109	0.0025	126	70-125	2	25	*LM,AY*
Xylenes, Total	0.211	0.0043	0.00082	mg/kg	0.163	0.0035	127	70-125	1	25	*LM,AY*
Di-isopropyl Ether (DIPE)	0.0584	0.0054	0.00040	mg/kg	0.0543	ND	108	60-145	2	25	
Ethyl tert-Butyl Ether (ETBE)	0.0595	0.0054	0.00063	mg/kg	0.0543	ND	110	60-140	0	30	
tert-Amyl Methyl Ether (TAME)	0.0581	0.0054	0.00070	mg/kg	0.0543	ND	107	60-145	1	25	
Methyl-tert-butyl Ether (MTBE)	0.0677	0.0054	0.0011	mg/kg	0.0543	ND	125	55-150	9	35	
tert-Butanol (TBA)	0.332	0.054	0.0054	mg/kg	0.272	ND	122	65-140	2	30	
Ethanol	0.334	0.33	0.13	mg/kg	0.543	ND	62	25-160	36	40	
Surrogate: Dibromofluoromethane	*0.0529*			*mg/kg*	*0.0543*		*97*	*80-125*			
Surrogate: Toluene-d8	*0.0525*			*mg/kg*	*0.0543*		*97*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*0.0449*			*mg/kg*	*0.0543*		*83*	*80-120*			

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SECOR International, Inc.-Orange County
11085 Knott Ave, Suite B
Cypress, CA 90630
Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 5035/8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K20026 Extracted: 11/20/05											
Blank Analyzed: 11/20/2005 (5K20026-BLK1)											
Benzene	ND	0.10	0.034	mg/kg							
Ethylbenzene	ND	0.10	0.027	mg/kg							
Toluene	ND	0.10	0.033	mg/kg							
o-Xylene	ND	0.10	0.028	mg/kg							
m,p-Xylenes	ND	0.10	0.053	mg/kg							
Xylenes, Total	ND	0.20	0.053	mg/kg							
Di-isopropyl Ether (DIPE)	ND	0.25	0.051	mg/kg							
Ethyl tert-Butyl Ether (ETBE)	ND	0.25	0.066	mg/kg							
tert-Amyl Methyl Ether (TAME)	ND	0.25	0.068	mg/kg							
Methyl-tert-butyl Ether (MTBE)	ND	0.25	0.062	mg/kg							
tert-Butanol (TBA)	ND	5.0	0.50	mg/kg							
Ethanol	16.4	15	10	mg/kg							*MB*
Surrogate: Dibromofluoromethane	*2.24*			*mg/kg*	*2.50*		*90*	*55-140*			
Surrogate: Toluene-d8	*2.53*			*mg/kg*	*2.50*		*101*	*60-140*			
Surrogate: 4-Bromofluorobenzene	*2.42*			*mg/kg*	*2.50*		*97*	*65-140*			
LCS Analyzed: 11/20/2005 (5K20026-BS1)											
Benzene	2.10	0.10	0.034	mg/kg	2.50		84	65-120			
Ethylbenzene	2.04	0.10	0.027	mg/kg	2.50		82	80-120			
Toluene	2.00	0.10	0.033	mg/kg	2.50		80	80-120			
o-Xylene	2.02	0.10	0.028	mg/kg	2.50		81	70-125			
m,p-Xylenes	4.06	0.10	0.053	mg/kg	5.00		81	70-125			
Xylenes, Total	6.09	0.20	0.053	mg/kg	7.50		81	70-125			
Di-isopropyl Ether (DIPE)	1.65	0.25	0.051	mg/kg	2.50		66	60-140			
Ethyl tert-Butyl Ether (ETBE)	1.62	0.25	0.066	mg/kg	2.50		65	60-140			
tert-Amyl Methyl Ether (TAME)	1.72	0.25	0.068	mg/kg	2.50		69	60-145			
Methyl-tert-butyl Ether (MTBE)	1.66	0.25	0.062	mg/kg	2.50		66	55-145			
tert-Butanol (TBA)	14.1	5.0	0.50	mg/kg	12.5		113	65-140			
Ethanol	34.6	15	10	mg/kg	25.0		138	35-160			
Surrogate: Dibromofluoromethane	*2.20*			*mg/kg*	*2.50*		*88*	*55-140*			
Surrogate: Toluene-d8	*2.32*			*mg/kg*	*2.50*		*93*	*60-140*			
Surrogate: 4-Bromofluorobenzene	*2.40*			*mg/kg*	*2.50*		*96*	*65-140*			

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Attention: Cathy Sanford

Project ID: ARCO 0177, Los Angeles
Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 5035/8260B)

Analyte	Result	Reporting Limit	MDL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5K20026 Extracted: 11/20/05											
LCS Dup Analyzed: 11/20/2005 (5K20026-BSD1)											**DU**
Benzene	2.17	0.10	0.034	mg/kg	2.50		87	65-120	3	20	
Ethylbenzene	2.11	0.10	0.027	mg/kg	2.50		84	80-120	3	20	
Toluene	2.08	0.10	0.033	mg/kg	2.50		83	80-120	4	20	
o-Xylene	2.09	0.10	0.028	mg/kg	2.50		84	70-125	3	20	
m,p-Xylenes	4.22	0.10	0.053	mg/kg	5.00		84	70-125	4	20	
Xylenes, Total	6.31	0.20	0.053	mg/kg	7.50		84	70-125	4	20	
Di-isopropyl Ether (DIPE)	1.78	0.25	0.051	mg/kg	2.50		71	60-140	8	20	
Ethyl tert-Butyl Ether (ETBE)	1.80	0.25	0.066	mg/kg	2.50		72	60-140	11	20	
tert-Amyl Methyl Ether (TAME)	1.91	0.25	0.068	mg/kg	2.50		76	60-145	10	25	
Methyl-tert-butyl Ether (MTBE)	1.83	0.25	0.062	mg/kg	2.50		73	55-145	10	25	
tert-Butanol (TBA)	14.3	5.0	0.50	mg/kg	12.5		114	65-140	1	20	
Ethanol	33.4	15	10	mg/kg	25.0		134	35-160	4	30	
Surrogate: Dibromofluoromethane	*2.32*			*mg/kg*	*2.50*		*93*	*55-140*			
Surrogate: Toluene-d8	*2.41*			*mg/kg*	*2.50*		*96*	*60-140*			
Surrogate: 4-Bromofluorobenzene	*2.45*			*mg/kg*	*2.50*		*98*	*65-140*			

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Report Number: IOK1736

Sampled: 11/17/05-11/18/05
Received: 11/18/05

DATA QUALIFIERS AND DEFINITIONS

AZ	Surr. recovery outside of acceptance limits due to matrix interf.
DU	Insufficient sample quantity for matrix spike/dup matrix spike
IO	Contract limits originate from BP-GCLN Technical Requirements
J,DX	EPA Flag - Estimated value,Value < lowest standard (MQL), but > than MDL
LM,AY	The MS and/or MSD were above the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
MB	Analyte present in the method blank
ND	Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.
RPD	Relative Percent Difference

ADDITIONAL COMMENTS

For 8260 analyses:

Due to the high water solubility of alcohols and ketones, the calibration criteria for these compounds is <30% RSD. The average % RSD of all compounds in the calibration is 15%, in accordance with EPA methods.

For GRO (C4-C12):

GRO (C4-C12) is quantitated against a gasoline standard. Quantitation begins immediately following the methanol peak.

8015 Analysis EDF Parlabel Cross Reference

Analyte	EDF Parlabel
GRO (C4 - C12)	GROC4C12

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Received: 11/18/05

Certification Summary

Del Mar Analytical, Irvine

Method	Matrix	Nelac	California
EPA 418.1	Soil	X	X
EPA 5035	Soil		
EPA 8015B	Soil	X	X
EPA 8015B	Soil-extr	X	X
EPA 8015B	Water	X	X
EPA 8260B	Soil	X	X
EPA 8260B	Soil-extr	X	X
EPA 8260B	Water	X	X

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for Del Mar Analytical may be obtained by contacting the laboratory or visiting our website at www.dmalabs.com.

Del Mar Analytical, Irvine
Lisa Reightley
Project Manager

134742 484

Page 1 of 1

Chain of Custody Record

Project Name: West ... Removal

BP BU/AR Region/Enfos Segment: San Diego/West Los Angeles/Retail

State or Lead Regulatory Agency: Los Angeles City Fire dept.

Requested Due Date (mm/dd/yy): ASAP 11/21/05 by 10 AM

On-site Time:		Temp:	
Off-site Time:		Temp:	
Sky Conditions:			
Meteorological Events:			
Wind Speed:		Direction:	

Lab Name: Del Mar Analytical	BP/AR Facility No.: Former 177	Consultant/Contractor: SECOR International
Address: 17461 Derian Ave, Ste 100 Irvine Ca	BP/AR Facility Address: 4371 Crenshaw Bl LA CA	Address: 11085 Knott ave ste B Cypress Ca 90630
Lab PM: Lisa Richter	Site Lat/Long:	Consultant/Contractor Project No.: 14B.00177.10
Tele/Fax: (949) 261-1022	California Global ID No.: T0603776543?	Consultant/Contractor PM: (714) 373 336?
BP/AR PM Contact: Roy Thun	Enfos Project No.: G0C GL 0001	Tele/Fax:
Address: 4 Centerpointe Drive La Palma Ca	Provision or RCOP (circle one) RCOP	Report Type & QC Level:
Tele/Fax: (661) 287 3855	Phase/WBS: Phase 2	E-mail EDD To: bouchard@secor.com
	Sub Phase/Task: 0222	Invoice to: Consultant or BP or Atlantic Richfield Co. (circle one)
	Cost Element: Subcontract cost	

Lab Bottle Order No:

Item No.	Sample Description	Time	Date	Soil/Solid	Water/Liquid	Air	Laboratory No.	No. of Containers	Unpreserved	H_2SO_4	HNO_3	HCl	Methanol	BTEX 8021	BTEX/TPH Gas	BTEX/Oxy/TPH	EPA 8260 Btex/oxy	EPA 8270	418.1 TRPH					Sample Point Lat/Long and Comments
1	W01-7.5	1055	11/18/05	X			JOK1736	8							X		X		X					
2	W02-10	1110	11/18/05	X				8							X		X		X					
3	SP-2	1130	11/18/05	X				1							X		X		X					maybe contam.
4	SP-1	10:45	11/18/05	X				1							X		X		X NO					
5	TB																							
6																								
7																								
8																								
9																								
10	TB-0177-20051118							3							X		X							

	Relinquished By / Affiliation	Date	Time	Accepted By / Affiliation	Date	Time
Sampler's Name: GABE TOUMA	[illegible]	11/18/05	1200	C Sanford / SECOR	11/18/05	1200
Sampler's Company: SECOR INTERNATIONAL	Cathy Sanford	11/18/05	1313	[illegible]	11/18/05	13:13
Shipment Date: 11/18/05	[illegible]	11/18/05	13:50	[illegible]	11/18/05	13:50
Shipment Method: hand						
Shipment Tracking No:						

Special Instructions:

Custody Seals In Place Yes____ No X Temp Blank Yes____ No X Cooler Temperature on Receipt 5 °F/C (C circled) Trip Blank Yes X No____

LABORATORY

BP COC Rev.4 10/1/04

APPENDIX G

UNAUTHORIZED RELEASE REPORT

BP West Coast Products LLC
4 Centerpointe Drive
La Palma, CA 90623-1066

Mailing Address:
PO Box 6038
Artesia, CA 90702-6038

Voice (714) 670-3928
Fax (714) 670-5420
Email deraax@bp.com

January 5, 2006

VIA FACSIMILIE

Los Angeles City Fire Department
City Hall East
200 N. Main Street
Los Angeles, CA 90012

Attention: Marcus Look

RE: Former Arco Facility No. 00177
4371 Crenshaw Blvd.
Los Angeles, CA 90008

Dear Mr. Look,

Attached is an Underground Storage Tank Unauthorized Release Report in connection with an incident at the facility noted above. Please note that BP West Coast Products no longer operates this facility. Please feel free to call me at (714) 670-3928 with any questions.

Sincerely,

Aline Der Alexanian
Environmental Compliance Specialist
U.S. Convenience Retail Business

AD/cc

cc: Los Angeles Regional Water Quality Control Board (4)
Cathy Sanford (SECOR)
Jack Oman
File

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY ☐ YES ☒ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☒ NO

FOR LOCAL AGENCY USE ONLY. I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM

SIGNED _____ DATE _____

REPORT DATE: 01/05/06 (M M D D Y Y) CASE #:

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: Aline Der Alexanian

PHONE: 714-670-3928

SIGNATURE:

REPRESENTING: ☒ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER

COMPANY OR AGENCY NAME: BP West Coast Products LLC

ADDRESS: 4 Centerpointe Drive (STREET) La Palma (CITY) CA (STATE) 90623 (ZIP)

RESPONSIBLE PARTY

NAME: BP West Coast Products LLC ☐ UNKNOWN

CONTACT PERSON: Aline Der Alexanian

PHONE: 714-670-3928

ADDRESS: 4 Centerpointe Drive (STREET) La Palma (CITY) CA (STATE) 90623 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): Former Arco Facility No. 00177

OPERATOR:

PHONE:

ADDRESS: 4371 Crenshaw Blvd. (STREET) Los Angeles (CITY) LOS ANGELES (COUNTY) 90008 (ZIP)

CROSS STREET: Vernon

IMPLEMENTING AGENCIES

LOCAL AGENCY — AGENCY NAME: Los Angeles City Fire Department

CONTACT PERSON: Marcus Look

PHONE: 213-485-8327

REGIONAL BOARD: Los Angeles Regional Water Quality Control Board (4)

PHONE: 213-576-6600

SUBSTANCES INVOLVED

NAME	QUANTITY LOST (GALLONS)
(1)	☒ UNKNOWN
(2)	☐ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 11/22/05 (M M D D Y Y)

HOW DISCOVERED: ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☐ TANK REMOVAL ☒ OTHER Redevelopment of site

DATE DISCHARGE BEGAN: (M M D D Y Y) ☐ UNKNOWN

HAS DISCHARGE BEEN STOPPED? ☐ YES ☐ NO IF YES DATE (M M D D Y Y)

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY): ☐ REMOVE CONTENTS ☐ CLOSE TANK & REMOVE ☐ REPAIR PIPING ☐ REPAIR TANK ☐ CLOSE TANK & FILL IN PLACE ☐ CHANGE PROCEDURE ☐ REPLACE TANK ☒ OTHER Source removal

SOURCE/CAUSE

SOURCE OF DISCHARGE: ☐ TANK LEAK ☒ UNKNOWN ☐ PIPING LEAK ☐ OTHER

CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☐ CORROSION ☒ UNKNOWN ☐ OTHER

CASE TYPE

CHECK ONLY ONE: ☐ UNDETERMINED ☒ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONLY ONE: ☐ NO ACTION TAKEN ☐ LEAK BEING CONFIRMED ☐ REMEDIATION PLAN ☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☒ POLLUTION CHARACTERIZATION ☐ POST CLEANUP MONITORING IN PROGRESS ☐ CLEANUP UNDERWAY

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S) (See back for details): ☐ CAP SITE (CD) ☐ CONTAINMENT BARRIER (CB) ☐ VACUUM EXTRACT (VE) ☐ EXCAVATE & DISPOSE (ED) ☐ EXCAVATE & TREAT (ET) ☐ NO ACTION REQUIRED (NA) ☒ OTHER UST source removal and soil over-excavation ☐ REMOVE FREE PRODUCT (FP) ☐ PUMP & TREAT GROUNDWATER (GR) ☐ TREATMENT AT HOOKUP (HU) ☐ ENHANCED BIO DEGRADATION (IT) ☐ REPLACE SUPPLY (RS) ☐ VENT SOIL (VS)

COMMENTS

Soil sample collected are as follows: Max. TRPH 1,700 mg/kg (stockpile sample SP-2), Max. Benzene 0.14 mg/kg (stockpile sample SP-2), Max. MTBE ND and Max. Ethanol ND.

APPENDIX H

BACKFILL AND COMPACTION FIELD DATA

Geotechnologies, Inc.
Consulting Geotechnical Engineers

439 Western Avenue
Glendale, California 91201-2837
818.240.9600 • Fax 818.240.9675

NOTICE OF FIELD OBSERVATION

FILE NO: 18487

DATE: 11-22-05 TIME: All Day TECH: Benk

PRELIMINARY REPORTS: GRI

SITE ADDRESS: 4371 Crenshaw BLVD, Los Angeles

CLIENT: Festival Development

REQUESTED BY: Kathy Sanford TITLE: project manager

MET WITH: Paul Bunch/with Sector INT TITLE: Senior Tech

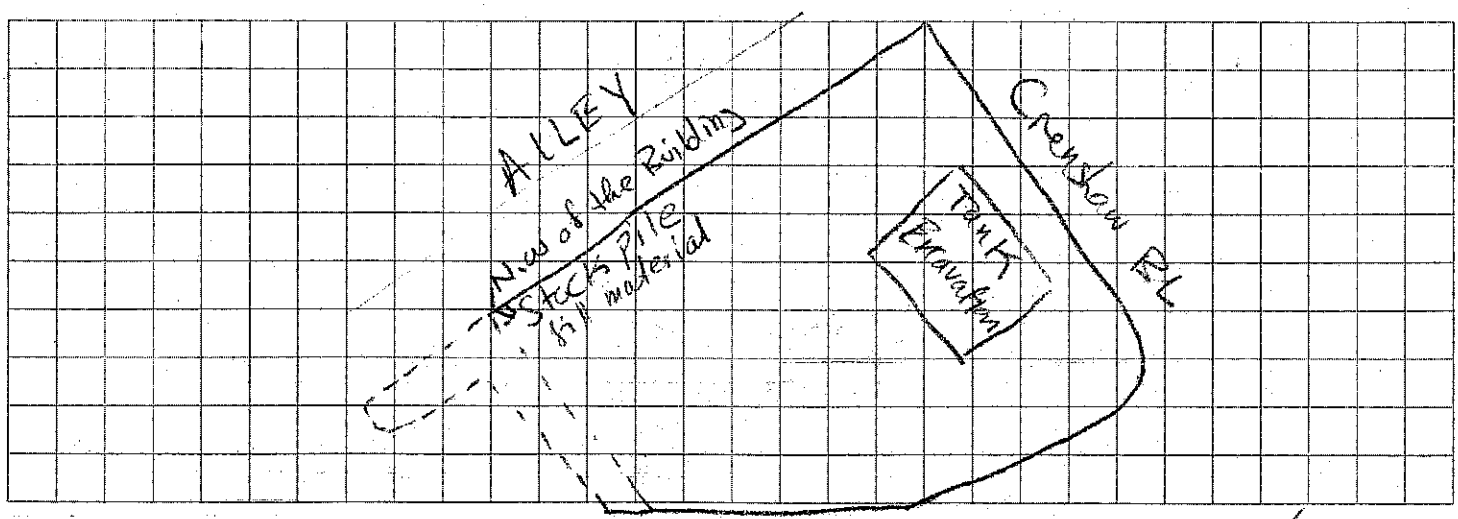
NOTICE LEFT WITH: Paul Bunch TITLE: " "

SPECIAL CONDITIONS: Clear
(WEATHER; JOB SHUTDOWN; ADVICE IGNORED; SAFETY)

THE ~~Removal~~ Backfill tank excavation HAVE BEEN OBSERVED AND ARE:

☑ APPROVED PER PLANS ☐ NOT APPROVED ☑ SEE BELOW

COMMENTS AND OBSERVATIONS: fill material was placed at the middle of the lot (parking) using stock pile material and a 310 loader wheel rolling plus a Compactor to minimum of 90% of the Max density.



CLIENT/REPRESENTATIVE SIGNATURE

Paul Bunch

ADDITIONAL SITE VISIT REQUIRED: ☑ YES ☐ NO

8 HOURS
(2-HOUR MINIMUM CHARGE)

CLIENT'S COPY